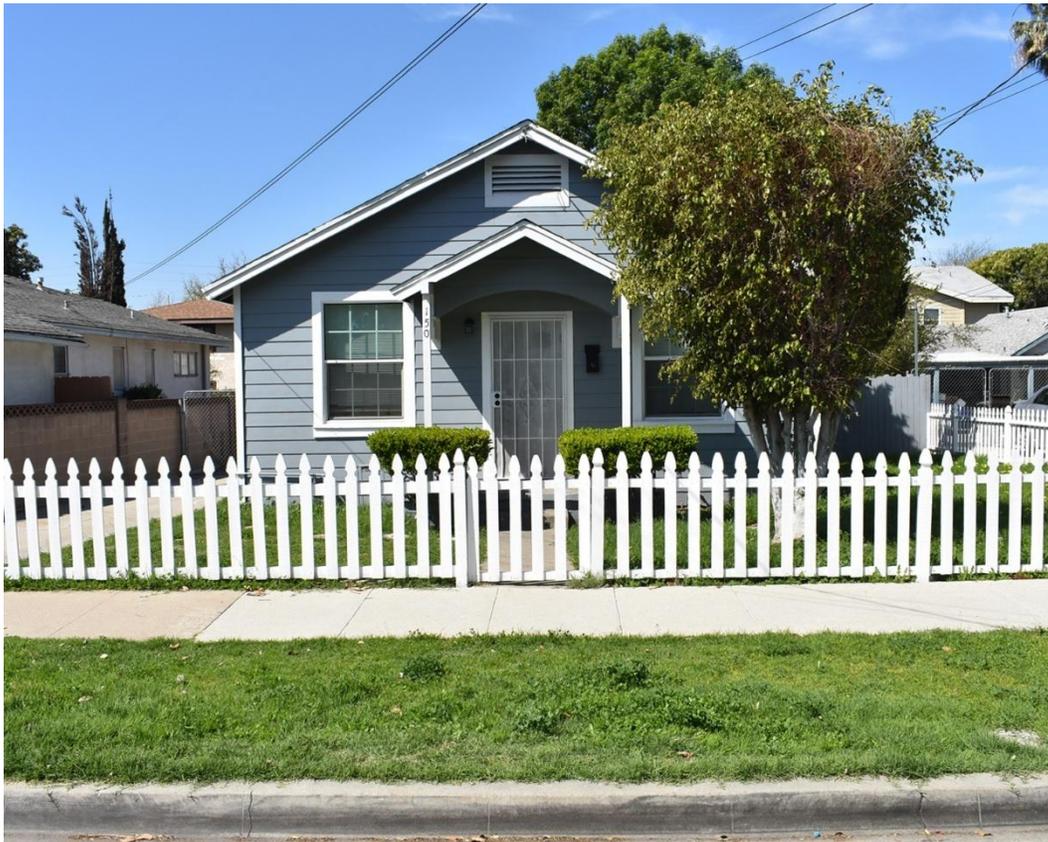


# HISTORIC RESOURCES GROUP

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## HISTORIC ASSESSMENT REPORT 150 SOUTH PARKER STREET, ORANGE

JULY 2025



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## 1.0 EXECUTIVE SUMMARY

The Applicant proposes to construct a new detached garage and a new detached Accessory Dwelling Unit (ADU; the Project) at the rear of the property located at 150 South Parker Street (Project Site). The Project Site is improved with a one-story single-family residence constructed in 1924. The Project Site is a contributing property in the Old Towne Orange Local Historic District.

Historic Resources Group (HRG) has evaluated the Project for conformance with the *Secretary of the Interior's Standards for Rehabilitation* and the City of Orange's *Historic Preservation Design Standards* to identify potential impacts to the Old Towne Orange Local Historic District caused by the Project. This evaluation included a review of existing survey data for the Project Site and the historic district; observation of the Project Site and vicinity; and review of drawings of the proposed new construction. A site visit was conducted on March 21, 2025, to observe existing conditions on the parcel. This evaluation has determined that the proposed Project meets the *Secretary of the Interior's Standards for Rehabilitation* and the City of Orange's *Historic Preservation Design Standards*.

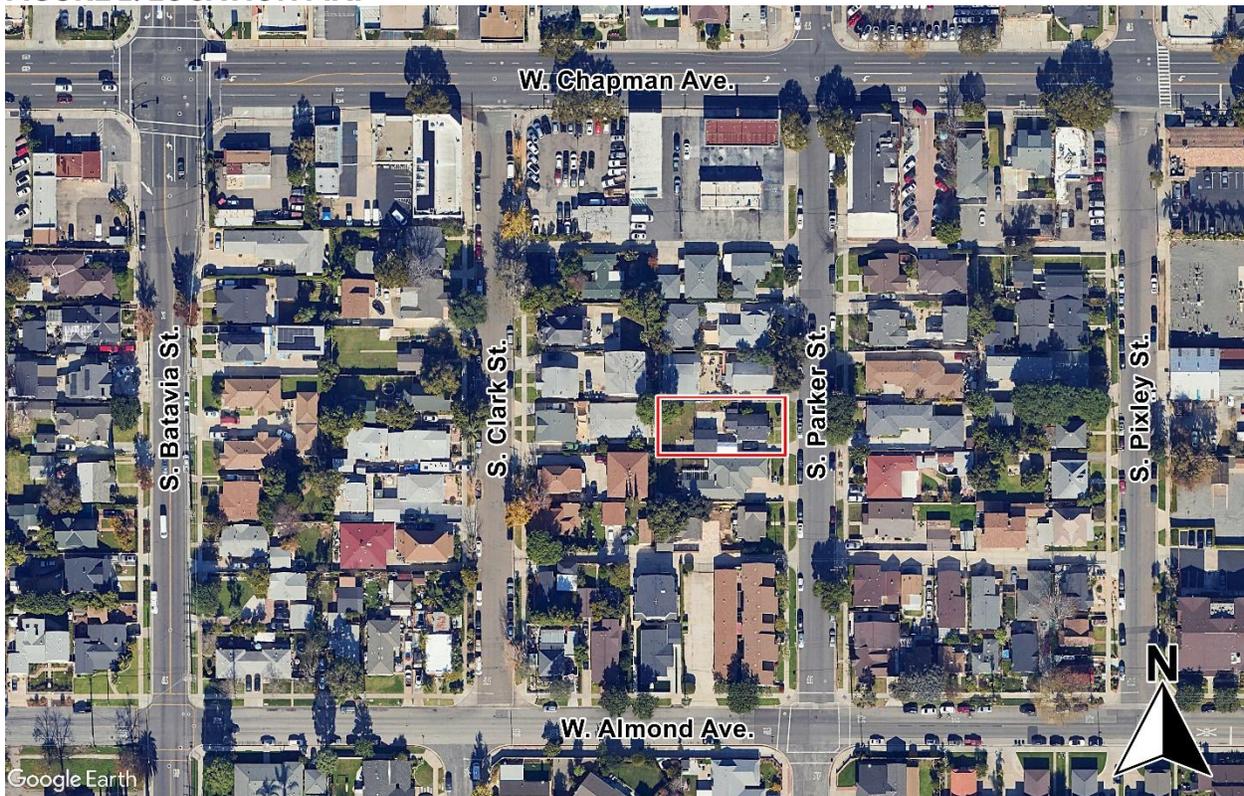
The field methods and analysis applied in this report are based on guidance from the National Park Service, the California Office of Historic Preservation, and the City of Orange for evaluating potential impacts to historical resources. Research, field inspection, and analysis for this report were performed by John LoCascio, AIA, Principal Architect; and Adam Rajper, Senior Historic Preservation Specialist, of Historic Resources Group (HRG), LLC. Both are qualified professionals who meet the Secretary of the Interior's Professional Qualification Standards for their respective fields. Resumes of primary authors are included in Appendix A.

## 2.0 PROJECT SUMMARY

### Project Location

The Project Site at 150 South Parker Street occupies lot 12, block C, of the Kordes Tract in the City of Orange (APN 390-672-17). The lot covers a total area of 6,732 square feet and is located on the west side of South Parker Street, in the block bounded by West Chapman Avenue to the north, South Parker Street to the east, West Almond Avenue to the south, and South Clark Street to the west. Two service alleys traverse the block, near the north and south ends, respectively. The Project Site fronts South Parker Street and is improved with a one-story single-family residence constructed in 1924 (a detached garage built contemporaneously at the rear was demolished in 2024 following a fire). A location map is included in Figure 1 below.

**FIGURE 1: LOCATION MAP**



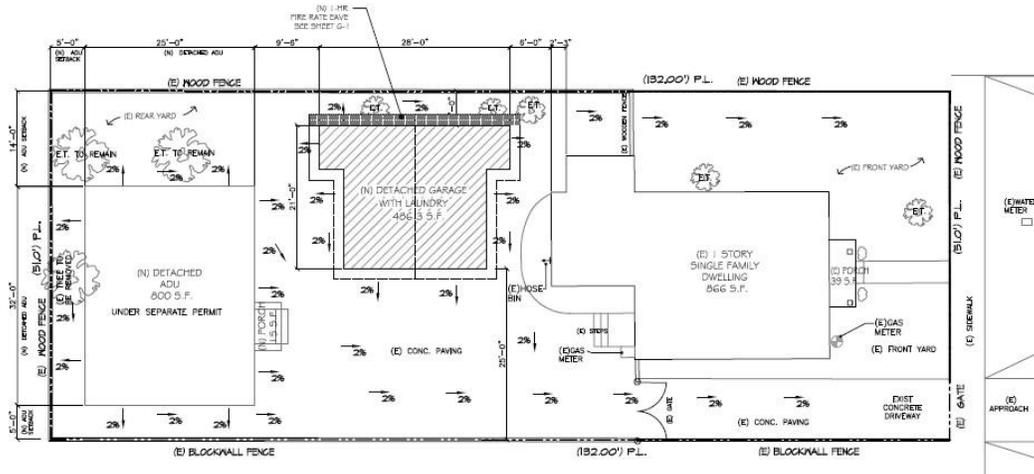
*Project Site outlined in red*

### Project Description

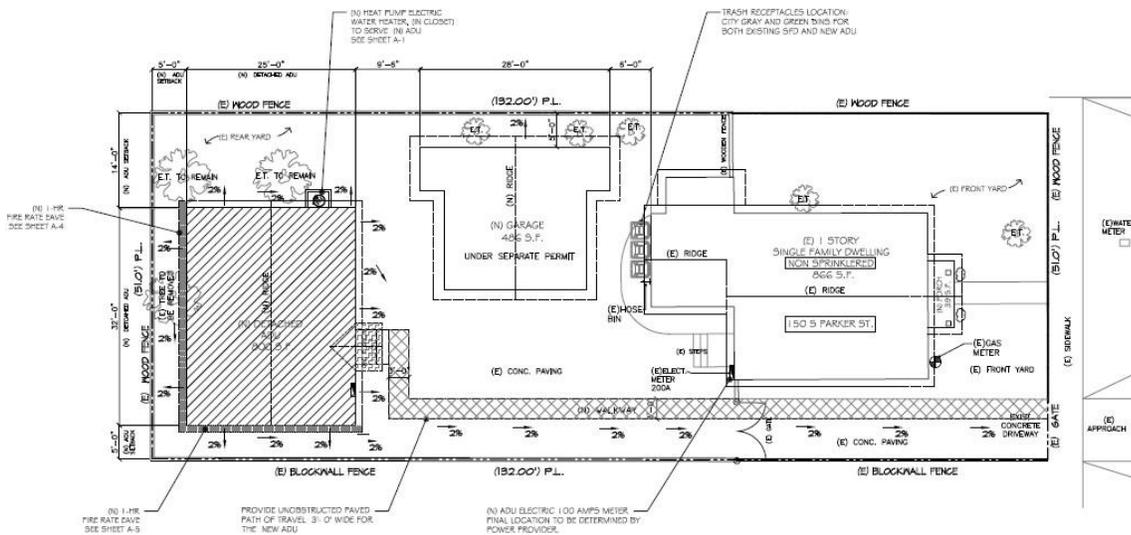
The Project does not propose any exterior or interior alterations to the existing residence at 150 South Parker Street. The Project would be limited to the construction of two new accessory structures at the rear (west side) of the Project Site: a new 486-square foot detached two-car garage and a one-story, 800-square-foot detached Accessory Dwelling Unit (ADU). Both new buildings would have rectangular plans, horizontal composite siding, and a front gable roof covered with composition shingles. The garage and ADU would be 14'-11" and 15'-2" in height, respectively. To provide pedestrian access to the new ADU, the Project proposes a three-foot-

wide concrete walkway on the north side of the existing concrete. Architectural drawings of the proposed Project, prepared by Allstar Design and Engineering Group, are included Figures 2-4 below, and in Appendix B.

**FIGURE 2: PROPOSED SITE PLAN**

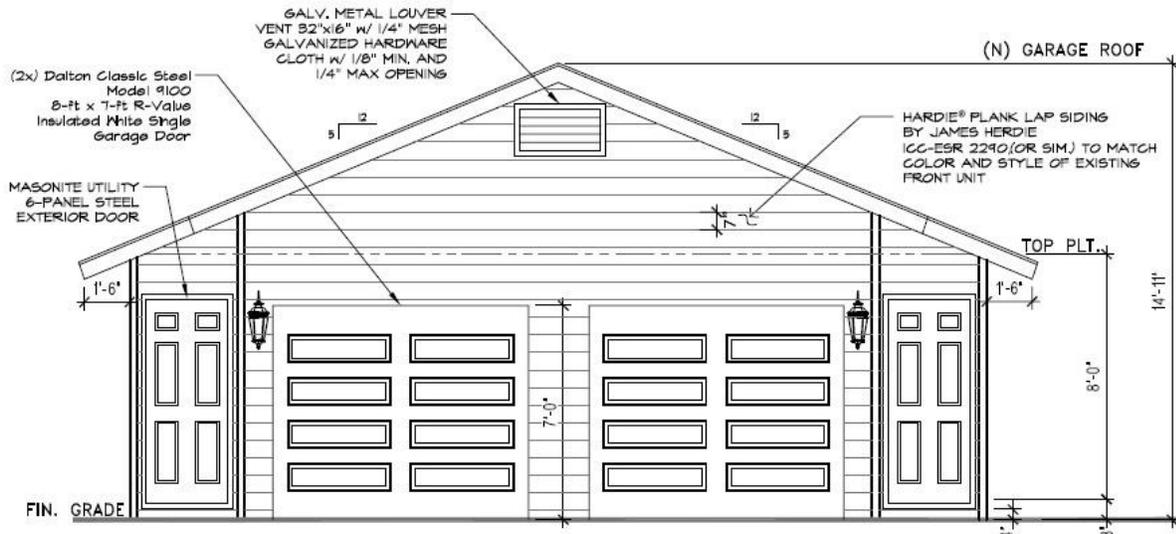


Site plan showing proposed location of new detached garage (not to scale; Allstar Design and Engineering Group)



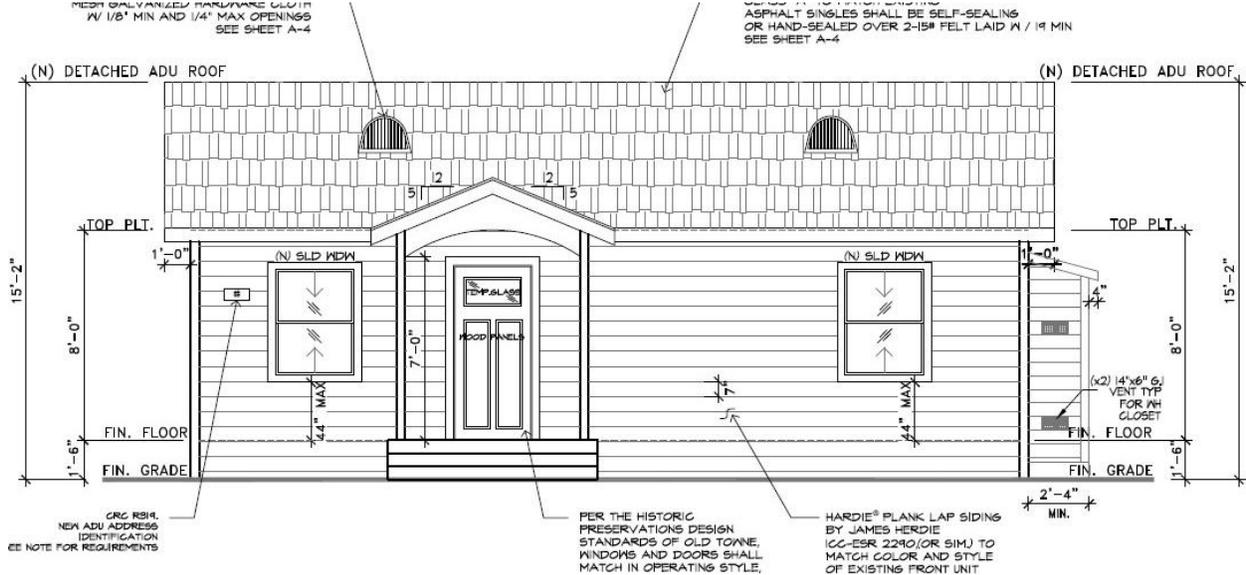
Site plan showing proposed location of new detached ADU (not to scale; Allstar Design and Engineering Group)

**FIGURE 3: PROPOSED GARAGE**



*Proposed primary elevation of new garage (not to scale; Allstar Design and Engineering Group)*

**FIGURE 4: PROPOSED ADU**



*Proposed primary elevation of new ADU (not to scale; Allstar Design and Engineering Group)*

## 3.0 IDENTIFICATION OF HISTORICAL RESOURCES

### Old Towne Orange Local Historic District

The Project Site is located in the Old Towne Orange Local Historic District which was designated by the City Council in 1998. The Old Towne Orange Local Historic District includes the smaller Old Towne Orange Historic District which is listed in the National Register of Historic Places and California Register of Historical Resources. The local historic district is roughly bound by Walnut Avenue to the north, Cambridge Street to the east, La Veta Avenue and Santiago Creek to the south, and Batavia Avenue to the west. The Old Towne Orange Local Historic District is considered a historical resource for the purpose of this report. 150 South Parker Street is a contributing property in the Old Towne Orange Local Historic District.

The Project Site is located in the vicinity of other contributing properties in the Old Towne Orange Local Historic District. For purposes of this report, a study area of properties in the vicinity of the Project Site (Study Area) has been identified. The Study Area includes properties that immediately border the Project Site and therefore have a reasonable potential to be impacted by the Project, either through direct impacts as a result of construction activity, or indirectly due to changes in the setting resulting from the proposed new construction. There are five (5) properties in the Study Area, of which four (4) are contributing properties in the Old Towne Orange Local Historic District.

Maps of the Old Towne Orange Local Historic District and Study Area are included in Figures 5 and 6 below.

#### 150 SOUTH PARKER STREET (PROJECT SITE)



150 South Parker Street is a contributing property in the Old Towne Orange Local Historic District. The property was first surveyed in 1982, when the City Council authorized a historic resources survey to identify, evaluate and document all pre-1940 buildings throughout the City of Orange. The purpose of the survey was to gather data needed to prepare a Historic Preservation Element for the City's General Plan.<sup>1</sup> The 1982 survey was updated in 1991.<sup>2</sup> In 2005, the City conducted another historic resources survey. 150 South Parker Street was surveyed at that time. The 2005 Department of Parks and Recreation Form, 523 Series, for the property is included in Appendix C. It describes 150 South Parker Street as follows:

*Historic Resources Inventory #038223: Single-story bungalow with rectangular plan and single, front-facing gable. Separate, smaller gabled portico forms entry overhang and is supported by decorative brackets.<sup>3</sup>*

<sup>1</sup> City of Orange Planning Department, Historic Inventory Old Towne, 1982.

<sup>2</sup> AEGIS, City of Orange Historic Building Inventory Update, Final Report, October 1991.

<sup>3</sup> Steven G. McHarris. Old Towne Orange Historic District, Orange, Orange County, California. National Register of Historic Places Inventory/Nomination Form, May 29, 1997.

## ADJACENT PROPERTIES

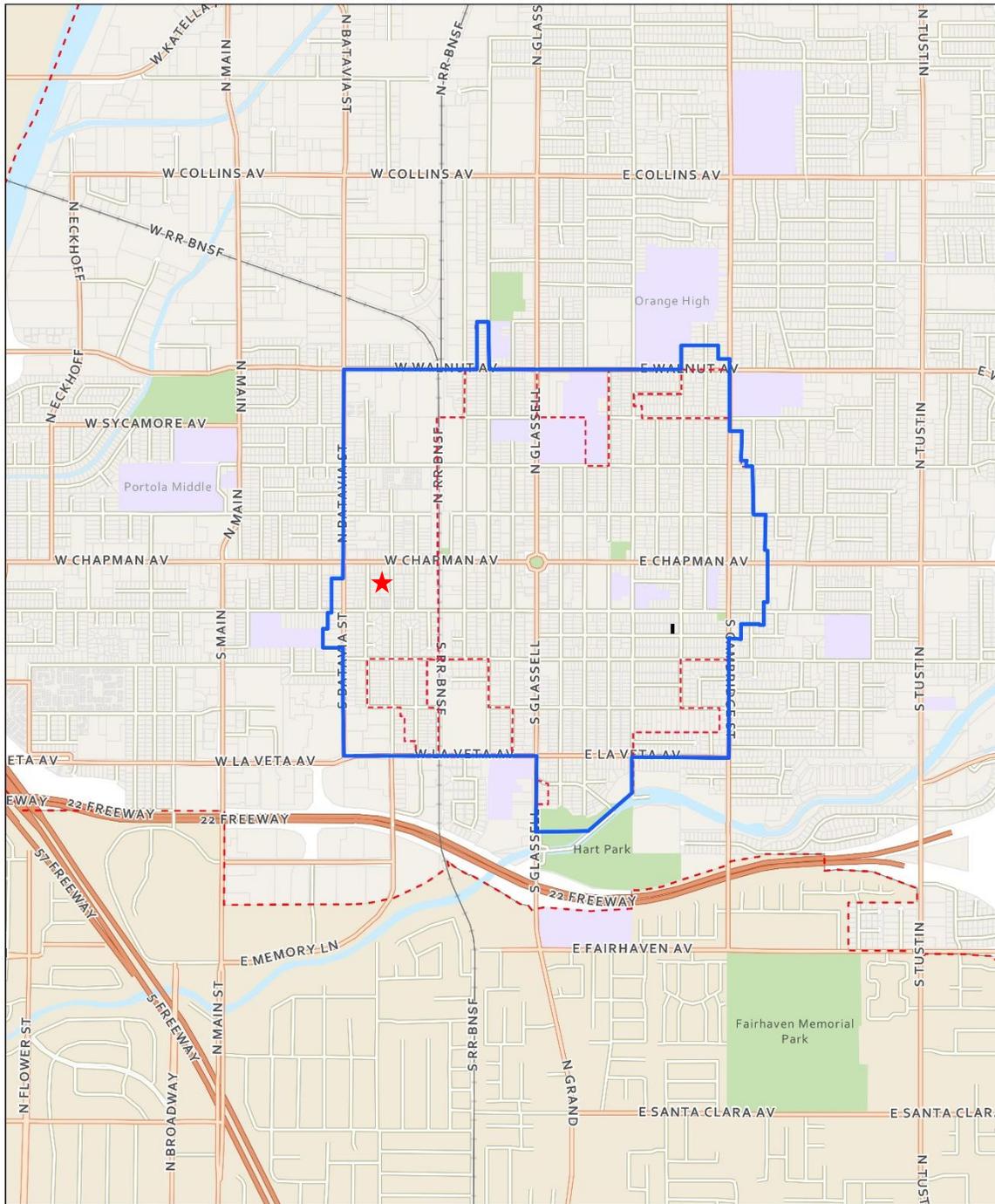
As summarized in Table 1 below, the Study Area includes (5) properties that immediately border the Project Site. Of these, four (4) properties are contributors to the Old Towne Orange Local Historic District.

**TABLE 1. PROPERTIES IN THE OLD TOWNE ORANGE HISTORIC DISTRICT ADJACENT TO THE PROJECT SITE**

NUMBER	STREET	DATE	CONTRIBUTOR?	CURRENT PHOTOGRAPH (HRG, 2025)
142-144	S. Parker St.	1911	Yes	
160	S. Parker St.	1956	No	
141-143	S. Clark St.	1909	Yes	

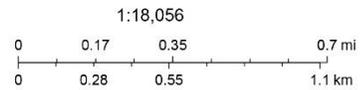
NUMBER	STREET	DATE	CONTRIBUTOR?	CURRENT PHOTOGRAPH (HRG, 2025)
149-153	S. Clark St.	1915	Yes	
157-161	S. Clark St.	1904	Yes	

**FIGURE 5: OLD TOWNE ORANGE HISTORIC DISTRICT MAP**

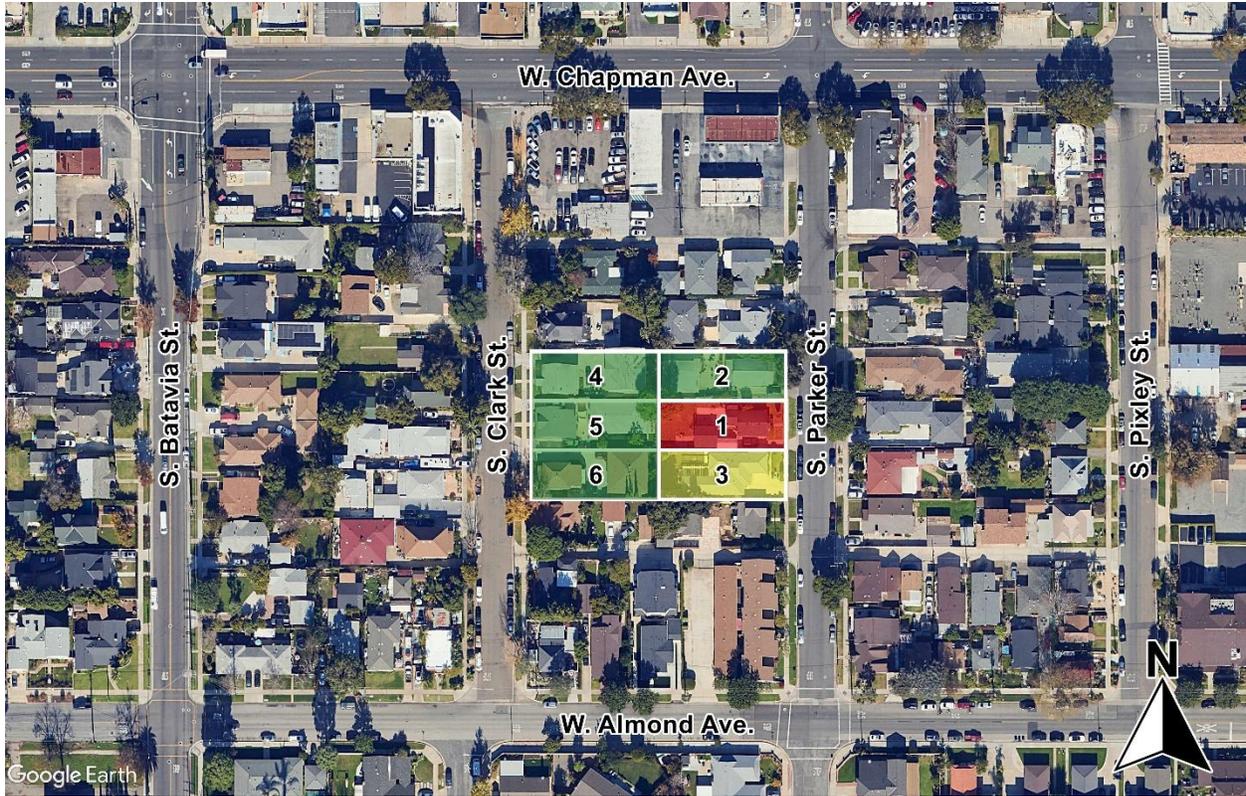


- Local Old Towne Historic District
- National Register Old Towne Historic District

*150 South Parker Street indicated by red star*



**FIGURE 6: MAP OF STUDY AREA**



**Key**

- Project Site*
- Adjacent contributor to Old Town Orange Local Historic District*
- Adjacent non-contributor to Old Town Orange Local Historic District*

1. *150 S. Parker St. (Project Site)*
2. *142-144 S. Parker St.*
3. *160 S. Parker St.*
4. *141-143 S. Clark St.*
5. *149-153 S. Clark St.*
6. *157-161 S. Clark St.*

## 4.0 DESCRIPTION OF PROJECT SITE

The single-family residence at 150 South Parker Street was constructed in 1924. It is set back from South Parker Street behind a landscaped front yard and is in the Residential Vernacular style. The residence has a simple massing; a symmetrical primary façade composition; wood frame walls clad with non-original horizontal composite siding; and a low-pitched front-gable composition roof with shallow, open eaves. The projecting front porch features an arched hood with a composition gable roof; it is supported by decorative wood brackets and wood posts. Fenestration includes non-original single and coupled vinyl vertical sliding windows with divided lights and simple wood casings and sills; and a non-original partially glazed wood panel front door covered by a non-original metal security door. A wood picket fence encloses a landscaped front yard with a grass lawn, brick walkway, and plantings. At the rear, there are mature growth trees and a concrete hardscape.

A one-story garage formerly located at the rear (northeast corner) of the property was likely constructed contemporaneously with the residence in 1924; it was demolished in 2024 following a fire, leaving only the concrete slab *in-situ*.

### Character-defining Features

Character-defining features are those visual aspects and physical features or elements, constructed during a historic property's period of significance, that give the property its historic character and contribute to its historic integrity. Character-defining features should be considered in the planning and design of a project and should be preserved to the maximum extent possible. In general, retaining character-defining features retains the integrity of an historic property; i.e., contributes to retaining the property's eligibility as an historical resource.

Character-defining features of 150 South Parker Street include:

- Overall form and massing: symmetrical primary (east, South Parker Street) façade composition; simple, one-story massing
- Roof: low-pitched front gable roof; shallow, open eaves; bargeboard
- Front porch: arched hood with gable roof; supported by decorative wood brackets and square wood posts
- Fenestration pattern; simple wood casings; simple wood windowsills

Photographs of existing conditions on the Project Site are included below.

### Alterations

Since 150 South Parker Street was last surveyed in 2005, the residence has undergone one major exterior alteration: replacement of wood channel siding and board and batten siding with horizontal composition siding.

**PHOTOGRAPHS OF CULTURAL RESOURCES ON THE PROJECT SITE**  
**Historic Resources Group, March 2025**



*Image 1: Primary (South Parker Street, east) façade, view west*



*Image 2: Primary façade, view west*



*Image 3: Primary and secondary (south) façades, view northwest*



*Image 4: Primary and secondary (north) façades, view southwest*



*Image 5: Rear (west) façade, view facing east*



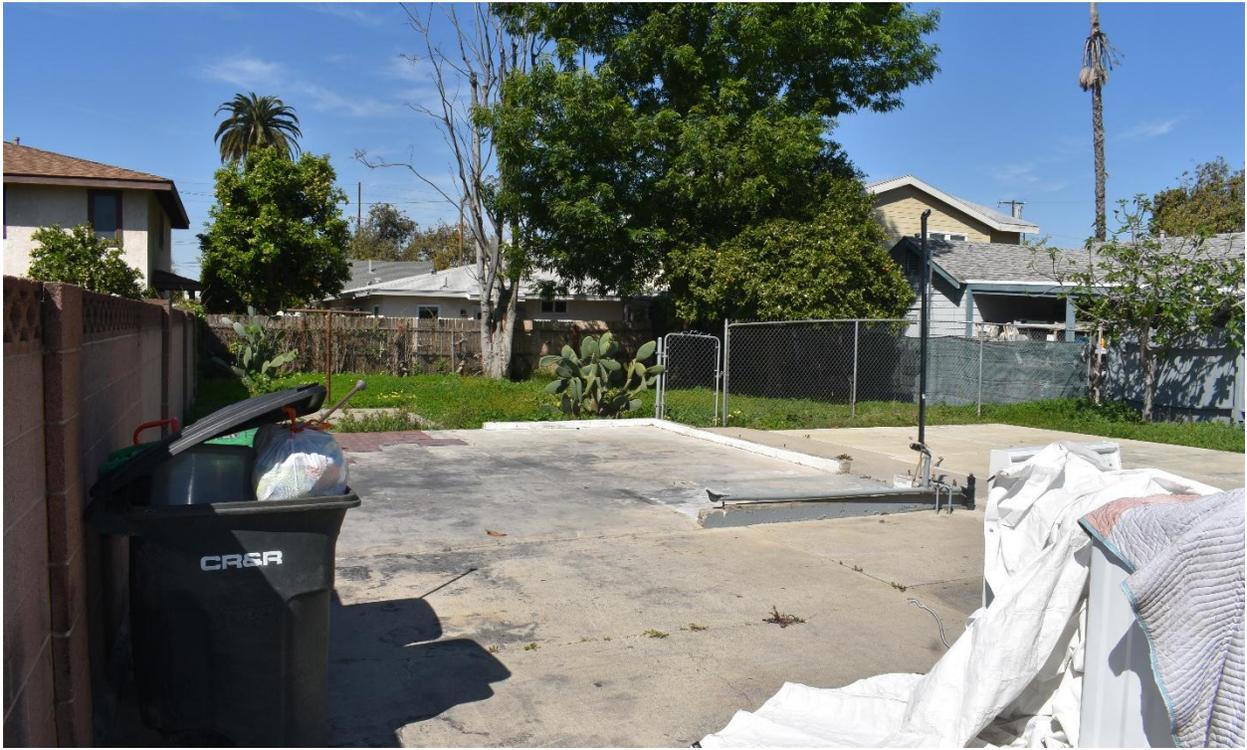
*Image 6: Secondary (south) and rear façades, view facing northeast*



*Image 7: Rear and secondary (north) façades, view southeast*



*Image 8: Rear yard, view facing east*



*Image 7: Rear yard, view facing northwest*

## 5.0 ANALYSIS OF POTENTIAL IMPACTS

### Framework for Analysis

#### THE SECRETARY OF THE INTERIOR'S STANDARDS

The Secretary of the Interior's Standards for the Treatment of Historic Properties (the Standards) provide guidance for reviewing proposed projects that may affect historical resources. The Standards and associated Guidelines address four distinct historic "treatments" including: (1) preservation, (2) rehabilitation, (3) restoration, and (4) reconstruction. The specific Standards and Guidelines associated with each of these possible treatments are provided on the National Park Service's website regarding the treatment of historical resources.<sup>4</sup>

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation, rehabilitation, and maintenance of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction.

The Standards for Rehabilitation (36 CFR 67) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features, or finishes that are important in defining the building's historic character. The Standards are applied taking into consideration the economic and technical feasibility of each project.

#### HISTORIC PRESERVATION DESIGN STANDARDS

The City of Orange's Historic Preservation Design Standards (HPDS) were adopted by the City Council on December 12, 2018. The purpose of the HPDS is to protect the distinct sense of place conveyed by Orange's historic buildings and neighborhoods. The HPDS are based on the *Secretary of the Interior's Standards for Rehabilitation* to help property owners, design professionals and residents understand the features that make buildings and neighborhoods special and provide guidance on how best to preserve those features; and guide the design of new construction so that it relates respectfully to historic buildings.

### Analysis of Project Impacts

This report evaluates potential impacts to 150 South Parker Street as well as the Old Towne Orange

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<sup>4</sup> U.S. Department of the Interior, National Park Service, *Technical Preservation Services*, "The Secretary of the Interior's Standards for the Treatment of Historic Properties,"

<http://www.nps.gov/tps/standards.htm> (accessed October 2022).

Local Historic District. Historical resources in immediate proximity to a potential project are more likely to be adversely impacted, specifically by way of construction activities that have the potential to destabilize adjacent properties or alterations to the immediate setting of the resources. Historical resources physically separated from the Project Site by other buildings or streets, or by additional distance, are less likely to be adversely impacted due to this spatial separation.

## **THE SECRETARY OF THE INTERIOR'S STANDARDS**

The Project is evaluated below against the applicable Standards for Rehabilitation to identify potential impacts to the historic integrity and significance of 150 South Parker Street as well as Old Towne Orange Local Historic District. Because the Project consists only of new construction on the Project Site and does not propose any alteration or rehabilitation of 150 South Parker Street, Standards 1 through 7 are not applicable. Therefore, the Project is evaluated against applicable Standards 8, 9, and 10.

*Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

The Project Site is not located in an identified archeological zone and has been disturbed for previous development. Therefore, it is not likely that excavation for the Project may uncover unknown archeological resources on the site.<sup>5</sup> **If unexpected archeological resources are found, and they are identified, protected, preserved, and/or documented in consultation with a qualified archeologist, the Project would meet Standard 8.**

*Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The Project does not propose new additions or exterior alterations to the existing 866 square-foot residence at 150 South Parker Street or any adjacent contributing properties in the Old Towne Orange Local Historic District. The Project would be limited to a new 486-square-foot detached garage; and a one-story 800-square-foot detached ADU. Both would be structurally independent of the existing residence on the Project Site and would not destroy historic materials or features that characterize the Project Site, the adjacent contributing properties, or the Old Towne Orange Local Historic District. All existing historic district contributors would remain unaltered and would continue to convey the significance of the historic district. The Project would partially alter the historic setting by introducing new construction in locations on the lot that were not historically developed. However, both new buildings would be situated at the rear of the lot which follows the general historical development pattern in the historic district. They would be minimally visible from the public right-of-way; they would not obstruct primary views of the historical resource or adjacent contributing properties from the public right-of-way; and they would be clearly subordinated to the contributing properties by their location and their smaller size and massing. Additionally, the new construction would be differentiated from the old by its

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<sup>5</sup> Recommendations for identification and treatment of possible archaeological resources are beyond the scope of this

report; the Lead Agency would need to determine whether archaeological resources would be impacted by this project.

design, a simplified interpretation of the Residential Vernacular style that references, but does not copy, the design of the existing residence and other contributing buildings in the Old Towne Orange Local Historic District. In summary, the new construction would be compatible with the existing residence and the historic district in terms of location, size, scale, massing, and proportions; and would be largely concealed from view from the street. **The Project meets Standard 9.**

*Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed new garage and ADU are free-standing and structurally independent of the existing residence at 150 South Parker Street. If removed in the future, the essential form and integrity of the Project Site, the adjacent contributing properties, and the overall historical setting of the Old Towne Orange Historic District would be unimpaired. **The Project meets Standard 10.**

### **HISTORIC PRESERVATION DESIGN STANDARDS**

The Project is evaluated below against the City of Orange's *Historic Preservation Design Standards*. Overall, the Project meets the intent of the *Historic Preservation Design Standards*.

#### ***Standards for Historic Residential Buildings: Garages and Accessory Structures: Setting***

- 1. The prevailing pattern of open space in the front and side yards of contributing properties should be preserved.*

The Project is located in the rear yard of the Project Site. Therefore, it would preserve the prevailing pattern of open space in the front and side yards of contributing properties in the Old Towne Orange Local Historic District. **The Project meets this guideline.**

#### ***Standards for Historic Residential Buildings: Garages and Accessory Structures***

- 4. New garages and accessory structures should be similar in size, scale, and design to historic garages and accessory structures in the historic districts.*
  - a. A garage attached to a historic house is generally inappropriate. New garages and accessory structures typically should be located behind the rear wall of the historic house.*
  - b. New garages or accessory structures should not compete visually with the historic residence and should be subordinate in height, width, and area in comparison to the existing primary structure.*
  - c. Accessory structures may reflect the architectural style of the existing house through similar materials, windows, roof patterns, and simplified architectural details.*

- d. *Basic rectangular forms, with simple hip or gable roofs, are appropriate for most new garages and accessory structures.*
- e. *Single-bay garage doors are more appropriate than double-bay garage doors on new structures.*

The Project proposes new construction at the rear of 150 South Parker Street: a 486-square-foot detached garage with double-bay garage doors; and a one-story 800-square-foot detached Accessory Dwelling Unit (ADU). Although a single-bay garage door would be more appropriate than the proposed double-bay garage doors, the new garage would be located behind the rear wall of the residence, with its primary façade oriented perpendicularly to the historic building; this would minimize visibility from the public right-of-way. The proposed garage and ADU would be similar in size, scale, and design to historic garages and accessory structures in the Old Towne Orange Local Historic District; would be subordinate in height, width, and area to the existing 866 square-foot residence; would be differentiated from the residence by their design, a simplified interpretation of the Residential Vernacular style that references, but does not copy, the design of the existing residence and other contributing buildings in the historic district; and would feature a rectangular plan with simple low-pitched front-gable roofs that are compatible with the residence. **The Project meets this guideline.**

#### ***Standards for New Construction Related to Historic Buildings: Infill Construction***

1. *The location of new primary and secondary structures on a lot should be consistent with the historic pattern of front and side yard setbacks.*

The proposed garage and ADU follow the general historical development pattern in the Old Towne Orange Local Historic District, including front and side yard setbacks. A review of Sanborn Fire Insurance Maps indicates that the Kordes Tract, in which the property is located, was historically developed with single-family residences fronting the street, with detached garages and accessory buildings at the rear.<sup>6</sup> **The Project meets this guideline.**

2. *New buildings should be similar in mass and scale to surrounding buildings.*
  - a. *If a new building is larger than its neighbors, it should be modulated so that the appearance of the mass is located back from the street and is less visible.*
  - b. *Properties with new construction are recommended to use the average Floor Area Ratio of historic properties on the surrounding street as a model for compatible new development.*

The proposed garage and ADU would be similar in mass and scale to surrounding buildings; and would be situated at the rear of the lot. As such, the new buildings would not obstruct primary views of the historical resource or adjacent contributing properties; and would not be highly visible from the public right-of-way. **The Project meets this guideline.**

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<sup>6</sup> Sanborn Fire Insurance Map, Orange, Orange, California, sheet 8, January 1922.

3. *The height and roof form of a new building should be comparable to surrounding historic buildings.*
  - a. *Roofing materials and details should be similar to those found on historic properties.*
  - b. *Dormers should be similar in size and style to historic properties.*

The proposed garage and ADU would be comparable in height to adjacent accessory building in the Old Towne Orange Local Historic District. The proposed buildings would also feature low-pitched roofs covered with composition shingles, consistent with the residence and other contributing properties in the historic district. **The Project meets this guideline.**

4. *A new primary building should have a main entrance and façade parallel to and facing the street.*

The Project does not propose a new primary building. **This guideline is not applicable.**

5. *The progression of public to private spaces from the street should be maintained.*
  - a. *A sheltered building entrance or front porch may be appropriate to create a transitional space from the street to the interior of the building.*

The proposed ADU would incorporate a simple front porch facing the driveway to maintain the progression of public and private space from South Parker Street. **The Project meets this guideline.**

6. *New construction should have a similar pattern of windows and doors on elevations visible from the street to those found in surrounding historic buildings.*

The primary (east) façade of the proposed ADU, which would face the front driveway, would feature a fenestration pattern (a single door flanked by rectangular windows) that is similar to those of contributing properties in the Old Towne Orange Local Historic District. **The Project meets this guideline.**

7. *The use of traditional building materials found on historic buildings in the Historic District is encouraged for new construction.*
  - a. *Exterior materials shall be compatible with the size, scale, design, texture, reflectivity, durability and color of historic materials used on comparable historic buildings in the Historic District.*
  - b. *Use of simplified versions of traditional architectural details is encouraged.*
  - c. *Alternates to traditional building materials may be considered, if the alternate material is compatible with the design and appearance of comparable historic features on similar contributing buildings in the Historic District.*

The proposed garage and ADU would incorporate materials, including horizontal composite siding, and Residential Vernacular architectural details (such as a front porch with a gable roof, in the case of the ADU) that reference, but do not copy, the design of the existing residence and other contributing buildings in the Old Towne Orange Local Historic District. **The Project meets this guideline.**

8. *The height, mass and scale of new secondary buildings should be minimized as much as possible.*
  - a. *In general, secondary buildings should be no taller than the primary building. In limited areas, secondary buildings may be taller than primary buildings, if this condition is already typical of the streetscape of the surrounding blocks.*
  - b. *The design of secondary buildings should be subordinate to the primary building on the lot.*
  - c. *Historic accessory structures were typically utilitarian buildings with limited decorative elements. Basic rectangular building forms and simple roof configurations are appropriate.*

The proposed garage and ADU would be 14'-11" and 15'-2" in height, respectively. The height of the residence is 15'-5." Therefore, the proposed accessory buildings would not be taller than the residence. Additionally, the proposed buildings would be subordinated to the residence and other contributing properties in the Old Towne Orange Local Historic District by their location in the rear yard; and would embody a utilitarian design that is a simplified interpretation of the Residential Vernacular style that references, but does not copy, the design of the existing residence and other contributing buildings in the historic district; and would feature a rectangular plan with simple low-pitched front-gable roofs that are compatible with the residence. **The Project meets this guideline.**

9. *Infill construction should adhere to the sections on Standards for Historic Residential Buildings – Setting or Standards for Historic Commercial Buildings – Setting.*

As noted above under *Standards for Historic Residential Buildings: Garages and Accessory Structures*, the Project is located in the rear yard of the Project Site. Therefore, it would preserve the prevailing pattern of open space in the front and side yards of contributing properties in the Old Towne Orange Local Historic District. **The Project meets this guideline.**

## 6.0 CONCLUSION

The Project proposes to construct a new detached garage and detached ADU in the back yard of the lot at 150 South Parker Street. The Project Site is a contributor to the Old Towne Orange Local Historic District.

This analysis has demonstrated that the Project conforms with the applicable *Secretary of the Interior's Standards for Rehabilitation* and the City of Orange's *Historic Preservation Design Standards*. The new construction would be compatible in size, scale, design, massing, and proportions with the existing contributing building on the Project Site, as well as adjacent contributors in the historic district; and would be largely concealed from view from the street. Therefore, the Project would not result in any impacts to the Old Towne Orange Local Historic District.

## 7.0 REFERENCES

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# **APPENDIX A**

RESUMES OF AUTHORS/CONTRIBUTORS

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## Professional License

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## Education

Master's Degree, Historic  
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Southern California

Bachelor of Architecture,  
University of Southern California

## Honors and Awards

National Trust for Historic  
Preservation, Richard H. Driehaus  
Foundation National Preservation  
Award

Los Angeles Conservancy  
Preservation Award

California Preservation  
Foundation Preservation Design  
Award

City of Pasadena Historic  
Preservation Award

AIA Institute Honor Award

## JOHN LOCASCIO, AIA

*Principal Architect*

## Experience Profile

Years of Experience: 31

John LoCascio has been with HRG since 2011, involved in historic preservation since 2002, and a licensed, practicing architect since 1993.

John's areas of focus at HRG include historic architecture and technology, building conservation, historic structure reports and federal historic rehabilitation tax credit projects. He provides technical assistance for construction documents, advises on compliance with the Secretary of the Interior's Standards and the use of the State Historic Building Code, provides construction monitoring, and paint and materials sampling and analysis services. John has worked on a wide variety of buildings and structures in California as well as in other states. He is currently advising on historic tax credit projects in Los Angeles, the San Francisco Bay area, and Washington State. In addition, John regularly provides historic architecture consultation for numerous LAUSD campus modernization projects.

John LoCascio meets the *Secretary of the Interior's Professional Qualifications Standards* in Architecture and Historic Architecture.

## Selected Projects

28<sup>th</sup> Street YMCA Rehabilitation and Adaptive Reuse, Los Angeles  
Academy Museum of Motion Pictures Rehabilitation, Hollywood  
Angelus Funeral Home Historic Tax Credit Project, Los Angeles  
CBS Columbia Square Rehabilitation and Adaptive Reuse, Hollywood  
Chapman University VPO Packing House Rehabilitation, Orange  
Climate Pledge Arena Historic Tax Credit Project, Seattle  
Constance Hotel Historic Tax Credit Project, Pasadena  
Grand Central Air Terminal Rehabilitation & Adaptive Reuse, Glendale  
Los Angeles International Airport Preservation Plan and HSRs  
Mayfair Hotel Historic Tax Credit Project, Los Angeles  
Venice High School Comprehensive Modernization, Los Angeles

## Professional Affiliations

American Institute of Architects

# HISTORIC RESOURCES GROUP

---

12 S. Fair Oaks Avenue, Suite 200  
Pasadena, CA 91105 - 3816

---

Tel 626-793-2400

[historicresourcesgroup.com](http://historicresourcesgroup.com)



## Education

Master of Historic  
Preservation, Columbia  
University  
Bachelor of Architecture,  
California State Polytechnic  
University, Pomona

## Professional Affiliations

Association for  
Preservation Technology  
Columbia University  
Preservation Alumni  
Pasadena Heritage  
The 1947 Partition Archive  
Society of Architectural  
Historians

## ADAM RAJPER

*Senior Historic Preservation Specialist*

### Experience Profile

Years of Experience: 9

Adam has worked in historic preservation in the non-profit, private, and public sectors. He joined HRG in 2022; his areas of focus include preparing documentation in support of CEQA, NEPA and Section 106 environmental review, and historic resources assessments.

Adam has utilized his architecture and conservation skills to prepare Historic Structures reports, provide building envelope consultations, develop treatment plans, conduct easement property inspections, and review projects proposing exterior maintenance and alterations. In general, Adam has worked on a variety of projects, including state and federal historic tax credit applications, local preservation incentives, National Register nominations, Historic Structure Reports, Historic American Building Survey (HABS) documentation reports, historic resource surveys, historic context statements, and historic rehabilitations.

Prior to joining HRG, Adam was a senior architectural historian for consulting firms in California and Texas, most recently MacRostie Historic Advisors in Houston. He also served as Preservation Director for Pasadena Heritage and Historic Preservation Specialist for the City of San Antonio Office of Historic Preservation.

Adam Rajper meets the *Secretary of the Interior's Professional Qualification Standards* in Historic Preservation in History, Architectural History and Historic Architecture.

### Selected Projects

Aurora Apartment Hotel National Register Nomination  
American National Insurance Company National Register Nomination  
Friedrich Refrigeration Company Official Texas Historical Marker  
Mills Act Historic Property Contract Program Inspections  
RMS Queen Mary Historic Structures Report  
Rancho Los Amigos Historic Survey

# **APPENDIX B**

## PROJECT INFORMATION

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # 30-158857  
HRI # 038223  
Trinomial ORA  
NRHP Status Code 5D1

Other Listings:

Review Code: \_\_\_\_\_

Reviewer: \_\_\_\_\_

Date: \_\_\_\_\_

Page 1 of 3

\*Resource Name or #:  
(Assigned by Recorder)

PARKER\_S\_150\_\_APN\_390-672-17

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Orange and (P2b and P2c or P2d. Attach a location map as necessary.)

\*b. USGS 7.5' Quad: \_\_\_\_\_ Date: \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address: 150 - S PARKER ST, # \_\_\_\_\_ City: Orange Zip: 92868

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ' \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: \_\_\_\_\_

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries. Continues on Pg.3.)

Materials: Frame - Wood siding

Single-story bungalow with rectangular plan and single, front-facing gable. Separate, smaller gabled portico forms entry overhang and is supported by decorative brackets.

\*P3b. Resource Attributes: (HP2)--Single family property  
(List attributes and codes)

\*P4. Resources Present:  Building  Structure  Object  Site  Element of District  District  Other (Isolates, etc.)



P5b. Description of Photo: 2005  
(View, date, accession #)

\*P6. Date Constructed/ Age and Source:

1924

Historic  Prehistoric  Both

\*P7. Owner and Address:

\*P8: Recorded by: (Name, affiliation, and address)

D. Gest, P. LaValley, D. Matsumoto; J. Snow

Chattel Architecture  
13417 Ventura Blvd.  
Sherman Oaks, CA 91423

\*P9. Date Recorded:

April, 2005; November, 2009

\*P10. Survey Type: (Describe)

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Orange County Assessor Records (2005). Chattel Architecture (2005) Historic Resources Survey. AEGIS (1991) Historic Building Inventory Update. Heritage Orange County, Inc. (1982) Orange Historic Survey.

\*Attachments:  NONE  Location Map  Continuation Sheet(s)  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

DPR 523A (1/95)

\*Required Information

Page 2 of 3

\*Resource Name or #: PARKER\_S\_150\_\_APN\_390-672-17  
(Assigned by Recorder)

B1. Historic Name: Unknown

B2. Common Name:

B3. Original Use: RES

B4. Present Use: RES

\*B5. Architectural Style: Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations) Date of Construction: 1924  Historic  Prehistoric  Both

\*B7. Moved?  No  Yes  Unknown Date: Original Location:

\*B8. Related Features:

\*B9. Architect or Builder: Unknown

\*B10. Significance: Theme: Architecture Area: City of Orange Property Type: Residence

Period of Significance: Old Towne: Interwar Development (c. 1921 - 1941) Applicable Criteria: AC

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity. Continues on Pg.4.)

Structural Integrity: Good Condition - No apparent change to original structure.

Site Integrity:

Opportunities: Chattel recommends amendment of NR boundaries to include property.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

Orange Daily News.

B13. Remarks: (Continues on Pg.3.)

Status change since 1991 Survey: None.

(Sketch Map with North arrow required.)

\*B14. Evaluator: Robert Chattel

\*Date of Evaluation: November, 2009

(This space reserved for official comments.)

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # 30-158857  
HRI # 038223  
Trinomial ORA

Page 3 of 3

\*Resource Name or #:  
(Assigned by Recorder)

PARKER\_S\_150\_\_APN\_390-672-17

Recorded by:

D. Gest, P. LaValley, D. Matsumoto; J. Snow  
Chattel Architecture  
13417 Ventura Blvd.  
Sherman Oaks, CA 91423

Date Recorded: April, 2005; November, 2009

Continuation  Update

Years Surveyed: 1982, 1991, 2005

Description of Photo: 1991

Listed in National Register:

General Plan:	LDR	# of Buildings:	1
Planning Zone:	R-3	# of Stories:	1
Lot Acre:	0.1551	# of Units:	1
Principal Building Sqft:	866		



B6. Construction History (Continued from Pg.2):

B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):

# **APPENDIX C**

DEPARTMENT OF PARKS AND RECREATION FORM (2005)

**PROPERTY INFORMATION:**

ADDRESS:	150 S PARKER ST. ORANGE,CALIFORNIA 92868	
OWNER:	ALAN S. ROSEN (714)376-8620	
APN:	390-672-17	398
TRACT:	398	
BLOCK:	12	
LOT:	R-1-6	
ZONING:	V-B	
CONSTRUCTION TYPE:	U-1	
OCCUPANCY:	U-1	
A-TRACT: KORDES TR BLOCK: C LOT: 12 TR 398		

**SITE & BUILDING DATA**

LOT/PARCEL AREA:	6732 SQ FT
(E) S.F.D. LIVING AREA:	866 SQ. FT
(E) FRONT PORCH:	39 SQ. FT
(N) DETACHED ADU: (UNDER SEPARATE PERMIT)	800 SQ. FT
(N) DETACHED ADU PORCH:	15 SQ. FT
(N) DETACHED GARAGE:	4863 SQ. FT
TOTAL NEW LIVING AREA (NO CHANGE)	866 SQ. FT
NEW LOT COVERAGE:	13913 SQ. FT
NEW LOT COVERAGE %:	21%
PROPOSED FAR	0.2066
BLOCK FLOOR AREA RATIO FAR	FAR RANGE 0.20± - 0.48±
AVERAGE FAR	0.34±

**SCOPE OF WORK**

- NEW DETACHED GARAGE WITH LAUNDRY (484 S.F.)

**SHEET INDEX**

SITE PLAN	C-1
FLOOR PLAN / ELEVATIONS	G-1
SECTIONS / ROOF PLAN	G-2

**APPLICABLE CODES:**

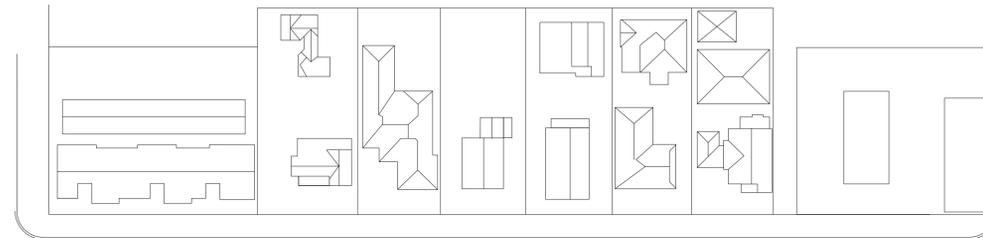
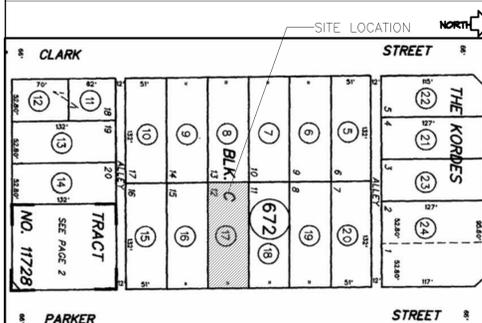
ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES AND LOCAL ORDINANCES:

- \* 2022 CALIFORNIA RESIDENTIAL CODE
- \* 2022 CALIFORNIA BUILDING CODE
- \* 2022 CALIFORNIA MECHANICAL CODE
- \* 2022 CALIFORNIA PLUMBING CODE
- \* 2022 CALIFORNIA ELECTRICAL CODE
- \* 2022 CALIFORNIA TITLE 24 ENERGY CODE

**ABBREVIATIONS**

AB. ANCHOR BOLT	EN. EDGE NAILING	PL. PLATE
ADJ. ADJUSTABLE	ELEV. ELEVATION	PENNY(N) NAILS
ABV. ABOVE	ENGR. ENGINEER	PLYWD. PLYWOOD
ACI. AMERICAN CONCRETE INSTITUTE	EQ. EQUAL EQUIPMENT EXIST (E) EXISTING	PSF. POUNDS PER SQUARE FOOT
AISC. AMERICAN INSTITUTE OF STEEL CONSTR.	EXP. EXPANSION	P.S.I. POUNDS PER SQUARE INCH
ASTM. AMERICAN SOCIETY FOR TESTING & MATERIALS	FIN. FINISH	PRESS. PRESSURE
ARCH. ARCHITECTURAL	FN. FIELD NAILING	R. RADIUS
BM. BEAM	FLR. FLOOR	REINF. REINFORCING
BD. BOARD	FTG. FOOTING	REQD. REQUIRED
BLK. BLOCK	FDN. FOUNDATION	RM. ROOM
BLKG. BLOCKING	FRMG. FRAMING	SCHED. SCHEDULE
BOT. BOTTOM	GA. GAUGE	SHTG. SHEATHING
BLDG. BUILDING	GALV. GALVANIZED	SHT. SHEET
CLG. CEILING	GLB. GLUE LAM BEAM	SIM. SIMILAR
CLR. COLUMN	GRD. GRADE	SPEC. SPECIFICATION
COL. COLUMN	HD. HOLDOWN	STGR. STAGGER
CMU. CONCRETE MASONRY UNIT	HGR. HANGER	STD. STANDARD
C.J. CONSTRUCTION JOINT	HDR. HEADER	STL. STEEL
CONC. CONCRETE	HT. HEIGHT	STIFF. STIFFENER
CONN. CONNECTION	HORIZ. HORIZONTAL	STRUCT. STRUCTURAL
CONSTR. CONSTRUCTION	IN. INCH	SQ. SQUARE
CONT. CONTINUOUS	ID. INSIDE DIAMETER	SYM. SYMMETRICAL
DEMO. DEMOLISH	INT. INTERIOR	THK. THICK
DET. DETAIL	JST. JOIST	UNIF. UNIFORM
DIAG. DIAGONAL	LAM. LAMINATED	USC. CODE
DIA. (ø) DIAMETER	LT. WT. LIGHT WEIGHT	UNO. UNLESS NOTED OTHERWISE
NO. # NUMBER	MB. MACHINE BOLT	VERT. VERTICAL
DM. DIMENSION	MAS. MASONRY	WT. WEIGHT
DBL. DOUBLE	MAX. MAXIMUM	WWF. WELDED WIRE FABRIC
DWG. DRAWING	MTL. METAL	WWM. WELDED WIRE MESH
EA. EACH	MIN. MINIMUM	W/ W/ W/
	NOT TO SCALE	
	NUM. NUMBER	
	O.C. ON CENTER	
	OPNG. OPENING	
	OPP. OPPOSITE	
	OUTSIDE DIA.	
	Q.D.	

**VICINITY MAP**



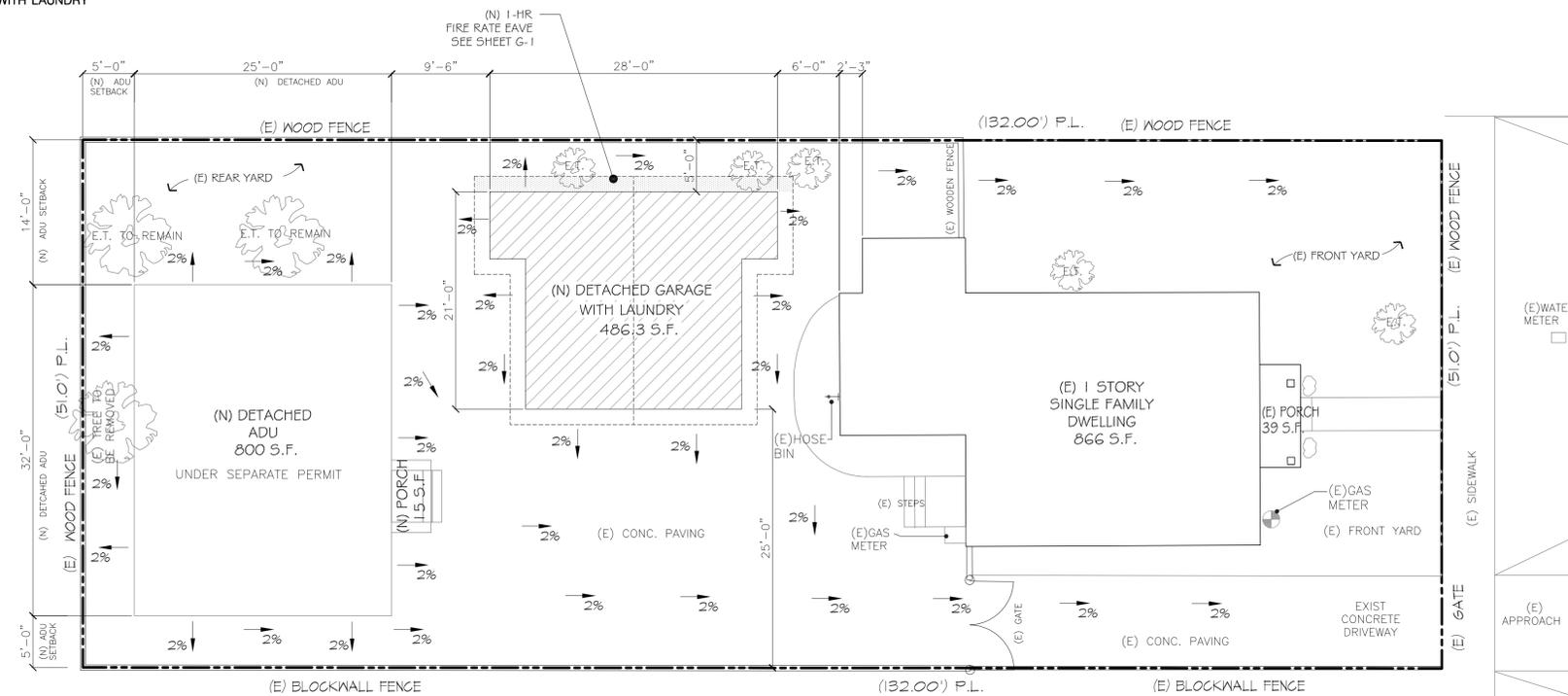
NUMBER OF STORIES	2	2	2	2	2	1	1	1	1	1	1	1
TOTAL FAR (INCLUDING GARAGES, FIRST & SECOND FLOOR)	0.77±	0.77±	0.77±	0.77±	0.77±	0.20±	0.40±	0.21±	0.34±	0.47±	0.48±	N/A
FAR RANGE	0.20± - 0.77±											
AVERAGE FAR	0.485±											

**BLOCK FLOOR AREA RATIO (FAR)**  
N.T.S.



**LEGEND:**

- NEW DETACHED GARAGE WITH LAUNDRY 4863 S.F.



**SITE PLAN**

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



**ALLSTAR**  
DESIGN & ENGINEERING GROUP  
RESIDENTIAL + COMMERCIAL + INDUSTRIAL  
644 NORTH POPLAR STREET, SUITE 'B', ORANGE, CA 92868  
PH. 657-221-0641 EMAIL: a.l.l.s.t.a.r.e.n.g.i.n.e.e.r.i.n.g.@g.m.a.i.l.c.o.m  
WWW.ABCVILENGINEERING.COM

REVISIONS	BY

**NEW DETACHED GARAGE WITH LAUNDRY**  
**150 S PARKER ST. ORANGE, CALIFORNIA 92868**  
**SITE PLAN**

JOB NO.	24_045
DRAWN	J.N.
CHECKED	A.B.
SCALE	NOTED
DATE	7/1/25
SHEET NO.	C-1

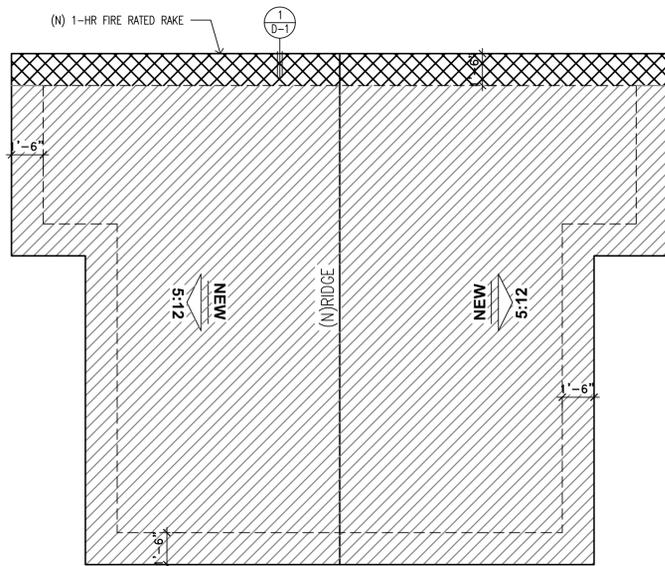
**C-1**

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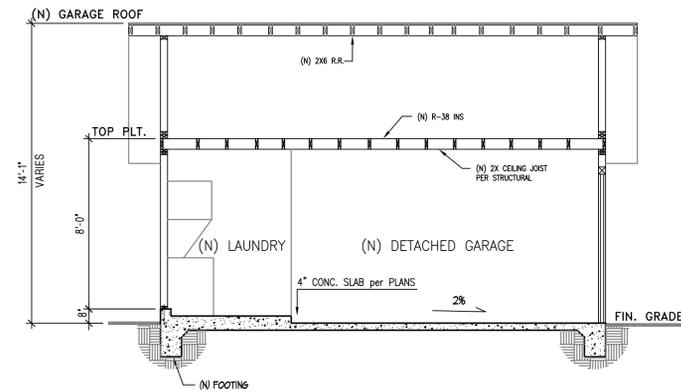


**ROOFING MATERIAL TYPE:**  
 GAF Timberline Cool Series Shingles (ICC-ESR 1475)  
 (N) 30 YR. COMPOSITION ROOF SHINGLES  
 CLASS "A" TO MATCH EXISTING  
 ASPHAL SHINGLES SHALL BE  
 SELF-SEALING OR HAND-SEALED,  
 OVER 2-15 # FELT LAID w/ 1/4 MIN.  
 HORIZONTAL OVERLAP  
 MATCH EXISTING

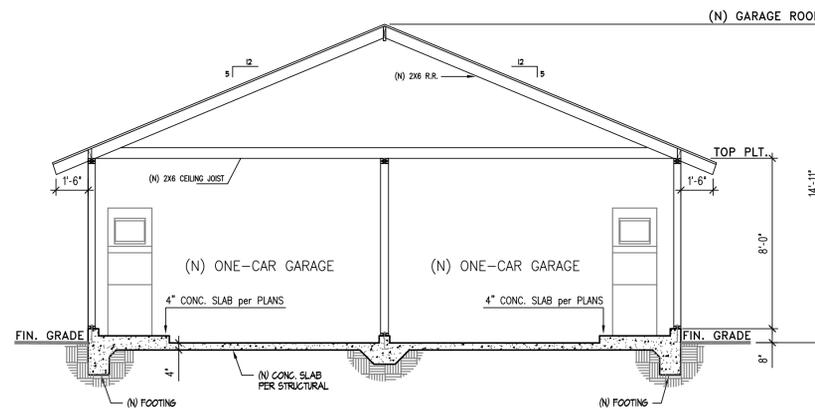
GAF Timberline Cool Series Shingles  
 COOL ANTIQUE SLATE:  
 SOLAR REFLECTANCE INDEX(SRI) = 29  
 INITIAL SOLAR REFLECTANCE = 0.27  
 THERMAL EMITTANCE = 0.92



**(N) DETACHED GARAGE ROOF PLAN**  
 486.3 SQ. FT. SCALE: 1/4"=1'-0"



**SECTION A**  
 SCALE: 1/4"=1'-0"



**SECTION B**  
 SCALE: 1/4"=1'-0"

REVISIONS	BY

**NEW DETACHED GARAGE WITH LAUNDRY**  
**150 S PARKER ST. ORANGE, CALIFORNIA 92868**  
**SECTIONS / ROOF PLAN**

JOB NO.	24-045
DRAWN:	J.N.
CHECKED:	A.B.
SCALE:	NOTED
DATE:	7/1/25
SHEET NO.	

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**PROPERTY INFORMATION:**

ADDRESS: 150S PARKER ST. ORANGE,CALIFORNIA 92868  
 OWNER: ALAN S. ROSEN 714-376-8620  
 APN: 390-672-17  
 TRACT: 398  
 BLOCK: -  
 LOT: 12  
 ZONING: 122  
 CONSTRUCTION TYPE: V-B  
 OCCUPANCY: R-3  
 A-TRACT: KORDES TR BLOCK: C LOT: 12 TR 398

**SITE & BUILDING DATA**

LOT/PARCEL AREA: 6732 SQ FT  
 (E) S.F.D. LIVING AREA: 800 SQ. FT  
 (E) FRONT PORCH: 39 SQ. FT  
 (N) DETACHED ADU: 800 SQ. FT  
 (N) DETACHED ADU PORCH: 15 SQ. FT  
 (N) GARAGE (UNDER SEPARATE PERMIT): 4863 SQ. FT

TOTAL NEW LIVING AREA: 1600 SQ. FT  
 NEW LOT COVERAGE: 21403 SQ. FT  
 NEW LOT COVERAGE %: 317%

**SCOPE OF WORK**

• NEW 1-STORY DETACHED ADU (800 S.F.)

**SHEET INDEX**

SITE PLAN	C-1
FLOOR PLAN	A-1
ELEVATIONS	A-2
SECTIONS	A-3
EXISTING & PROPOSED ROOF PLAN	A-4
TYP. ARCHITECTURAL DETAILS	D-1
TITLE 24 ENERGY CALCULATIONS/CFIR FORMS	T1 - T2
FLOOR FRAMING PLAN	S-1
ROOF/FRAMING PLAN	S-2
TYPICAL STRUCTURAL DETAILS	SD1
TYPICAL STRUCTURAL DETAILS	SD2

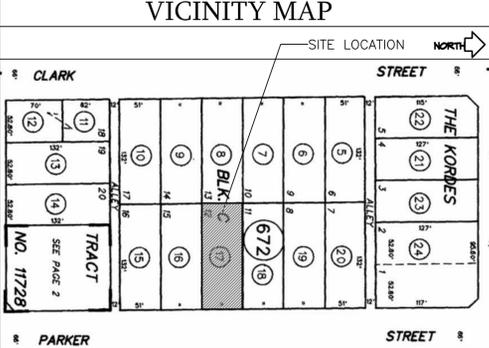
**APPLICABLE CODES:**

ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES AND LOCAL ORDINANCES:

- \* 2025 CALIFORNIA RESIDENTIAL CODE
- \* 2025 CALIFORNIA BUILDING CODE
- \* 2025 CALIFORNIA MECHANICAL CODE
- \* 2025 CALIFORNIA PLUMBING CODE
- \* 2025 CALIFORNIA ELECTRICAL CODE
- \* 2025 CALIFORNIA TITLE 24 ENERGY CODE

**ABBREVIATIONS**

AB.	ANCHOR BOLT	EN.	EDGE NAILING	PL.	PLATE
ADJ.	ADJUSTABLE	ELEV.	ELEVATION	PENNY(6)	NAILS
ABV.	ABOVE	ENGR.	ENGINEER	PLYWD.	PLYWOOD
ACI.	AMERICAN CONCRETE INSTITUTE	EQU.	EQUAL	P.S.F.	POUNDS PER SQUARE FOOT
AISC.	AMERICAN INSTITUTE OF STEEL CONSTR.	EQUIP.	EQUIPMENT	P.S.I.	POUNDS PER SQUARE INCH
ASTM.	AMERICAN SOCIETY FOR TESTING & MATERIALS	EXP.	EXPANSION	PRESS.	PRESSURE
ARCH.	ARCHITECTURAL	FIN.	FINISH	R.	RADIUS
BM.	BEAM	FLR.	FLOOR	REIN.	REINFORCING
BD.	BOARD	FTG.	FOOTING	REQD.	REQUIRED
BLK.	BLOCK	FDN.	FOUNDATION	RM.	ROOM
BULK.	BLOCKING	FRMG.	FRAMING	SCHED.	SCHEDULE
BOT.	BOTTOM	GA.	GAUGE	SHTG.	SHEATHING
BLDG.	BUILDING	GALV.	GALVANIZED	SHT.	SHEET
CLG.	CEILING	GLB.	GLUE LAM BEAM	SMA.	SIMILAR
CLR.	CLEAR	GRD.	GRADE	SPEC.	SPECIFICATION
COL.	COLUMN	HD.	HOLDOWN	STGR.	STAGGER
CMU.	CONCRETE MASONRY UNIT	HGR.	HANGER	STD.	STANDARD
CJ.	CONSTRUCTION JOINT	HDR.	HEADER	STL.	STEEL
CONC.	CONCRETE	HT.	HEIGHT	STIFF.	STIFFENER
CONN.	CONNECTION	HORIZ.	HORIZONTAL	STRUCT.	STRUCTURAL
CONSTR.	CONSTRUCTION	IN.	INCH	SQ.	SQUARE
CONT.	CONTINUOUS	ID.	INSIDE DIAMETER	SYM.	SYMMETRICAL
DEMOL.	DEMOLISH	INT.	INTERIOR	THK.	THICK
DET.	DETAIL	JST.	JOIST	UNIF.	UNIFORM
DIAG.	DIAGONAL	LAM.	LAMINATED	UBC.	UNIFORM BUILDING CODE
DIA. (ø)	DIAMETER	LT. WT.	LIGHT WEIGHT	UNO.	UNLESS NOTED OTHERWISE
DM.	DIMENSION	MB.	MACHINE BOLT	VERT.	VERTICAL
DBL.	DOUBLE	MAS.	MASONRY	WT.	WEIGHT
DWG.	DRAWING	MAX.	MAXIMUM	W.W.F.	WELDED WIRE FABRIC
EA.	EACH	MTL.	METAL	W.W.M.	WELDED WIRE MESH
		MIN.	MINIMUM	WF.	WIDE FLANGE
		NTS.	NOT TO SCALE	W.	WITH
		N.O.	NUMBER		
		OP.C.	ON CENTER		
		OPNG.	OPENING		
		OPP.	OPPOSITE		
		OUTSIDE DIA.	OUTSIDE DIA.		



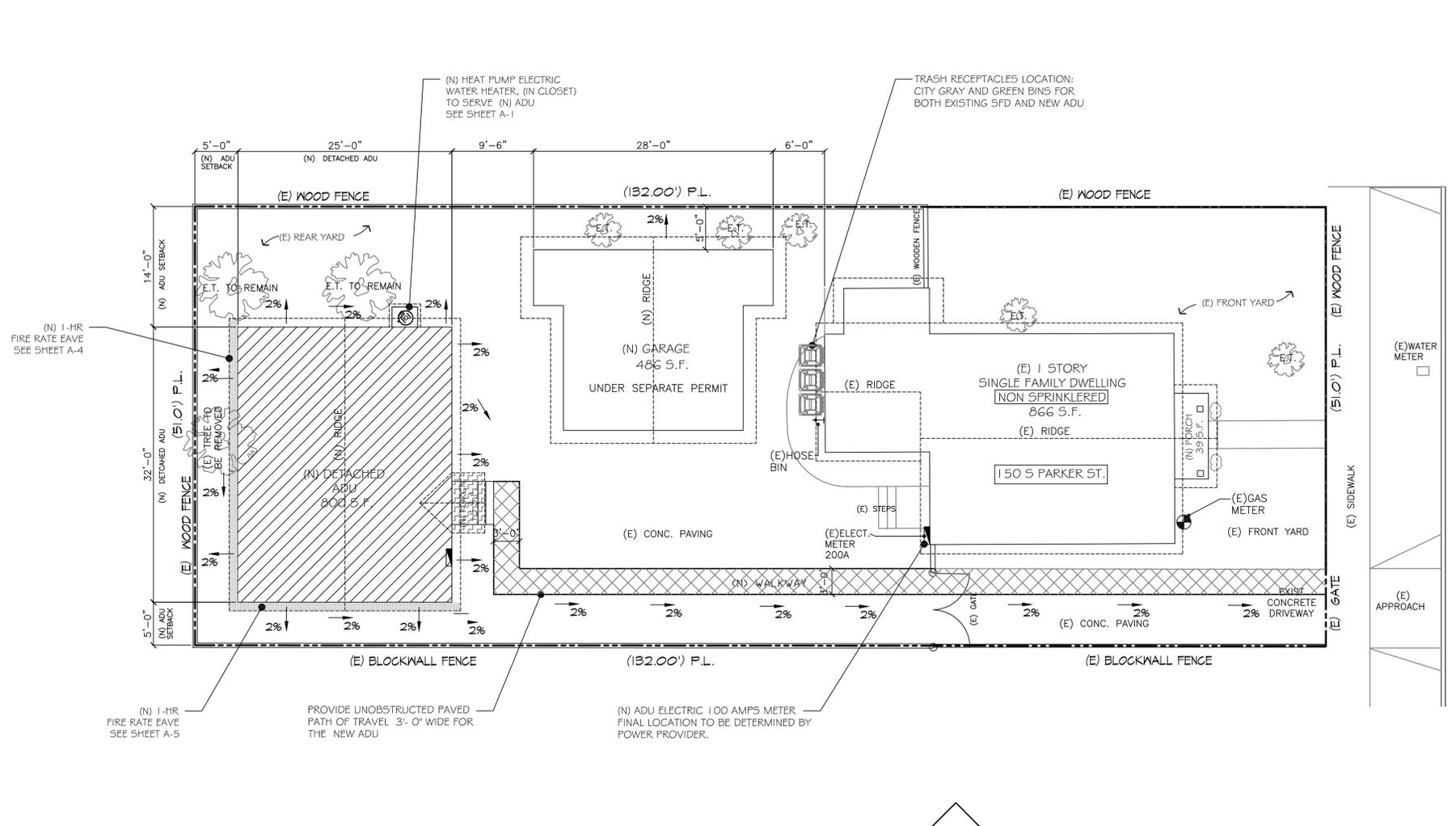
**EXIST BUILDING IS NON - SPRINKLERED**  
**NEW ADU TO BE NON - SPRINKLERED**

**DEFERED SUBMITTALS:**

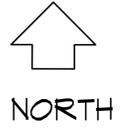
1. PV PLANS.

**LEGEND:**

- NEW DETACHED ADU 800 S.F.
- NEW DETACHED ADU PORCH 15 S.F.
- NEW ADU PATHWAY 3FT MIN.



**PROPOSED SITE PLAN**  
 SCALE: 1/8" = 1'-0"



**GENERAL REQUIREMENTS:**

A. ALL NEW DOORS AND WINDOWS MUST COMPLY WITH BUILDING SECURITY STANDARD, ORDINANCE # 6-22  
 B. BUILDING ADDRESS\* SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM STREET

\*Landscaping maintained not to interfere with addressing (This will also apply to existing landscaping)

**NOTE:**

2% PROVIDE A MINIMUM 2% GRADIENT AWAY FROM BUILDING, TYP.

CRC 2022 SECTION R4013 EXCEPTION: Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.



**Orange Police Residential Requirements**

The City of Orange Municipal Code section 15.52 requires that all building within the city meet specific security standards (ord. #6-22). The following items shall be required on any new or remodeled residence:

- Solid backing on wood door frames at lock mechanism
- Strike plate-16 gauge Screws-minimum 3" in wood frame jambs
- Operable windows/sliding doors shall have passed a C.M.B.S.O. forced entry test
- Exterior deadbolt door locks (including door from garage to residence) shall come from current City of Orange Approved Products List (or equivalent)
- Exterior pair of doors requires 5/8 inch flush bolts at head & threshold
- Minimum 180° door viewer required at exterior front door
- Address numbers minimum 4", illuminated during all hours of darkness (To aid first responders, all addressing must be easily visible from the street and provide a clear path of travel shown from street to accessory dwelling unit)
- Lighting for multi-family buildings: Parking-1 foot-candle. Walkways-50 foot-candle

CRIME PREVENTION BUREAU (714) 744-7327 or (714) 744-7555

**ALLSTAR DESIGN & ENGINEERING GROUP**  
 COMMERCIAL + INDUSTRIAL  
 RESIDENTIAL + COMMERCIAL  
 644 NORTH POPULAR STREET, SUITE 'B', ORANGE, CA 92868  
 PH. 657-221-0641 EMAIL: a.l.l.s.t.a.r.e.n.g.i.n.e.e.r.i.n.g.@g.m.a.i.l.c.o.m  
 WWW.ABCVILLEENGINEERING.COM

REVISIONS	BY

**NEW DETACHED ADU**  
**150 S PARKER ST. ORANGE, CALIFORNIA 92868**  
**SITE PLAN**

JOB NO. 24\_045  
 DRAWN J.N.  
 CHECKED A.B.  
 SCALE NOTED  
 DATE 08/20/24  
 SHEET NO. C-1

# FLOOR PLAN NOTES

INDICATES FLOOR PLAN NOTES  
SEE NUMBERS BELOW

- DOUBLE KITCHEN SINK (SELECTED BY OWNER) WITH GARAGE DISPOSAL
- BUILT-IN DISHWASHER (VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS) PROVIDE AIR CAP AT SINK
- 36" DROP IN COOK TOP WITH VENT TO OUTSIDE AIR (VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS)
- 48" CLEAR REFRIGERATOR SPACE - PROVIDE ROUGH IN PLUMBING FOR ICE MAKER (NOTE: WIDTH MAY VARY - VERIFY WITH OWNER)
- MICROWAVE - PROVIDE SEPARATE ELECTRICAL CIRCUIT (VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS)
- DOUBLE OVEN (VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS)
- OPTIONAL TRASH COMPACTOR (VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS)
- PROVIDE 3 EQUAL SHELVES AT PANTRY
- WASHING MACHINE SPACE - PROVIDE RECESSED BOX WATER AND WASTE DRYER SPACE - PROVIDE VENT OUTSIDE AIR
- PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL SIZE AND LOCATION OF THE DRYER VENT AND SHALL CONFORM TO ALL THE APPLICABLE CODES AND REGULATIONS.
- 30" X 30" ATTIC ACCESS w/ F.A.U. IN ATTIC
- 22" X 30" ATTIC ACCESS - NO F.A.U. IN ATTIC
- TRACE OF F.A.U. IN ATTIC ABOVE. PROVIDE UNOBSTRUCTED 24" WIDE PLYWOOD FLOOR PATCH BEHIND ATTIC ACCESS PROVIDE CONDENSATE LINE TO OUTSIDE. PROVIDE LIGHT AND SWITCH IN ATTIC. PROVIDE ELECTRIC AND FUEL GAS AS REQUIRED BY UNIT. SEE T-24 REQUIREMENTS AT SHEET FOR MANUFACTURER AND MODEL NUMBER. INSTALLED FURNACE SHALL MEET ALL CLEARANCES TO COMBUSTIBLES AS LISTED IN FURNACE MANUFACTURER'S SPECIFICATIONS. SEE DETAIL 23/D-1.
- RETURN AIR GRILL FOR F.A.U.
- PROVIDE RIGID FRAME PLATFORM - TO BE MINIMUM OF 18" FROM GARAGE FLOOR TO BURNING ELEMENT. SKIN PLATFORM WITH 5/8" TYPE "X" GYPSUM BOARD
- WATER HEATER - PROVIDE SEISMIC STRAP. FINAL LOCATION OF THE WATER HEATER VENT SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR AND SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS.
- GARAGE WALL AND SUPPORTING POSTS OR COLUMNS ADJACENT TO OR UNDER DWELLING SHALL BE PROTECTED WITH 5/8" TYPE "X" GYPSUM BOARD PER C.B.C. SECTION 101-CONTINUOUS TO ROOF SHEATHING.
- GARAGE ATTIC SPACE ADJACENT TO NEW SECOND STORY ADDITION SHALL BE PROVIDED WITH 5/8" TYPE "X" FIRE RATED GYPSUM BOARD AFFIPLIED TO GARAGE SIDE (EXTEND TO UNDER-SIDE OF THE ROOF SHEATHING (RS02.6))
- OPTIONAL 1/2" GYPSUM BOARD AT WALLS.
- 6" PLUMBING WALL
- BALLOON FRAMED WALL WITH 2x6 DPF#2 STUDS @ 16" oc. SEE FRAMING PLANS
- GAS APPLIANCE BY "MARSCO COMPANY" MODEL NO. A36P A.N.S.I. # 221506 - SEE INTERIOR ELEVATIONS FOR FINISH. PROVIDE VENT PER FIREPLACE MANUFACTURER.
- OPTIONAL DIRECT VENT FURNACE HEARTH FIRE PLACE TO BE SELECTED BY OWNER.
- APPROVED SMOKE DETECTOR PER C.B.C. SECTION 907. DETECTOR TO BE PERMANENTLY WIRED AND WITHOUT A DISCONNECTION SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION. ALL SMOKE DETECTORS SHALL BE WIRED TOGETHER FOR SIMULTANEOUS ALARM. ALL SMOKE DETECTORS SHALL HAVE APPROVED BATTERY BACK-UP.
- PROVIDE OUTLET FOR GARAGE DOOR OPENER.
- DUCT CHASE FROM EAVE AT SECOND FLOOR TO ATTIC SPACE AND ALONG CHIMNEY FLUE. PROVIDE DRAFT STOP AND REQUIRED BY CODE. VERIFY SIZE WITH H.V.A.C. CONTRACTOR.
- PROVIDE 220V AT A.C. CONDENSER LOCATION VERIFY EXACT LOCATION WITH H.V.A.C. CONTRACTOR AND BUILDER PRIOR TO INSTALLATION - LOT DEPENDANT.
- PROVIDE FAN - LIGHT CONTROL. EXHAUST FAN SHALL BE CAPABLE OF PROVIDING (5) AIR CHANGES PER HOUR.
- MECHANICAL VENTILATION - PROVIDE EXHAUST FAN. FAN SHALL BE CAPABLE OF PROVIDING (5) AIR CHANGES PER HOUR.
- PROVIDE CEILING MOUNT FLUORESCENT FIXTURE AT WATER CLOSET COMPARTMENT ON 3-WAY SWITCH. PROVIDE ONE SWITCH IN CLOSET COMPARTMENT AND ONE THE FIRST SWITCH AS ONE ENTERS MASTER BATH.
- THEATRICAL LIGHTING.
- PROVIDE CEILING MOUNT FLUORESCENT FIXTURE TO BE SWITCHED FROM FIRST SWITCH AS ONE ENTERS BATH OR KITCHEN.
- 32" X 60" PRESSED STEEL TUB WITH SHOWER ABOVE. PROVIDE CERAMIC TILE MAINSLOT ABOVE SHOWER HEAD - VERIFY WITH OWNER.
- 42" X 60" ACRYLIC TUB WITH CERAMIC TILE SPLASH AND SURROUND. PROVIDE WHIRLPOOL W/ (6) - JETS OR AS INDICATED BY OWNER.
- SHOWER WITH CERAMIC TILE FAN AND MAINSLOT TO ONE FULL TILE ABOVE SHOWER HEAD LOCATE AT 60" ABOVE DRAIN. VERIFY WITH OWNER.
- MIRROR
- FINAL SIZE AND LOCATION OF ELECTRICAL PANEL SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR AND SHALL CONFORM TO ALL APPLICABLE CODE AND REGULATIONS. BUILDER SHALL BE NOTIFIED IMMEDIATELY REGARDING ANY PROPOSED DEVIATION FROM PLANS.
- GARAGE SLAB AND CURB HEIGHT MAY VARY FROM BASIC CONDITION DUE TO SITE GRADE VARIATIONS. ADD CONCRETE STEP IF REQUIRED. REFER TO CIVIL DRAWINGS FOR COMPLETE INFORMATION. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO START OF WORK. STAIRWAYS HAVING FOUR OR MORE RISERS SHALL HAVE A CONTINUOUS HANDRAIL AT ONE SIDE PER C.B.C. SECTION 102.8A.
- CLOSET LIGHTING SHALL COMPLY WITH N.E.C. 410-9 FOR MINIMUM CLEARANCE FORM STORAGE SPACE.
- GYPSUM BOARD SHELF - SEE PLAN FOR HEIGHT - PAINT TOP WITH ENAMEL FINISH.
- TRACE OF SECOND FLOOR ABOVE.
- GYPSUM BOARD SOFFIT - TOP AT 96" UNLESS NOTED OTHERWISE.
- STUCCO POPOUT.
- STUCCO ARCH.
- STUCCO SOFFIT. SEE PLANE/ELEV. FOR HEIGHT.
- APPROVED DECK COATING DEX-O TEX WEATHERNEAR DECK COVER INSTALL per ICC-ESR 1757
- STUCCO COLUMN TYP.
- LOW WALL. 42" HIGH MIN. - SEE PLAN FOR HEIGHT AND DETAIL.
- 42" HIGH HANDRAIL. SEE DETAIL 18/D-1 HANDRAILS SHALL COMPLY WITH C.B.C. 102.8A AND SHALL BE CONTINUOUS FOR THE FULL LENGTH OF STAIRS. SEE DETAIL 22/D-1 AT RAKE.
- Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in safety caps or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1-1/2 inch between the wall and the handrails. (R311.7.0.2)
- PROVIDE OUTLET FOR LOW VOLTAGE ADDRESS LIGHT.
- PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT ENCLOSED USABLE SPACE UNDER STAIRS AT BOTTOM OF STAIR STRINGERS. AND AT ADJACENT WALLS UNDER STAIRS. INCLUDE WALLS, UNDER-STAIRS SURFACE AND ANY SOFFITS SHALL BE PROTECTED ON THE ENCLOSED SIDE.
- LAUNDRY TRAY.
- PROVIDE RECESSED FLUORESCENT LIGHT FIXTURES AS INDICATED - TO BE SWITCHED FROM FIRST LIGHT SWITCH AS ONE ENTERS KITCHEN.
- DUCT CHASE - PROVIDE DRAFT STOP AS REQUIRED BY CODE. VERIFY SIZE WITH HEATING SUB-CONTRACTOR.
- PROVIDE CAST-IRON WASTE PIPE.
- TRACE OF OPTIONAL DECK ABOVE.
- DRYER VENT LOCATION (5" DIA. 26 GA. 6") - VERIFY PER CODE.
- NET BAR - PROVIDE PORCELAIN OR CAST IRON SINK WITH INTERIOR ELEVATIONS.
- VANITY - SIZE AND STYLE TO BE SELECTED BY OWNER.
- OMIT ELECTRICAL OUTLET AT OPTIONAL FIREPLACE.
- PROVIDE ELECTRICAL OUTLET AT STANDARD CONDITION.
- STONE VENEER - SEE ELEVATION FOR HEIGHT AND TYPE.
- BUMPER GUARD.
- PROVIDE R-13 BATT INSULATION AT LAUNDRY ROOM WALL AS INDICATED.
- 2-4" X 6-8" DRYWALL OPENINGS.
- CONC. LANDING PER FOUNDATION PLANS.
- CASED OPENING 8'-2" R.O. CENTERED AT ROOM TOP AT 96".
- OPTIONAL PRE-FAB COLUMN TO BE SELECTED BY OWNER.
- CRIBBLE WALL.
- SHelf.
- PROVIDE TEMPERATURE & PRESSURE RELIEF VALVE AT WATER HEATER.
- TO THE EXTERIOR.
- NO. SHUTTER - SEE ELEVATION FOR HEIGHT AND TYPE.
- OPTIONAL OPENING TO MATCH LIVING ROOM SIDE.
- LINEN - PROVIDE 5 EQUALLY SPACED SHELVES.
- DESK.
- SHATTERPROOF SHOWER ENCLOSURE, TYPICAL.
- SLOPE OF DECK (MIN. 1/4" PER FT.) TO ASSURE DRAINAGE. U.B.C. SEC. 1506.1.
- EXTERIOR DECKS & BALCONIES SEALED UNDERNEATH SHALL BE WATERPROOFED. C.B.C. SEC. 1402.9. TENDRO-KOTE" DECK COATINGS (1/8" CONSTR).
- UNDER CABINET FLOOR. LIGHT.
- Door openings between a private garage and the dwelling unit shall be either a solid wood door or a solid or honeycomb core steel door not less than 1 3/8" thick and self closing and self latching. The door may also be a 20-minute rated assembly. (RS02.5.1) USE DOOR BY Masonite OR EQUAL. SEE SHT. 6N-1

WINDOW SCHEDULE					
NO./WINDOW SIZE	TYPE	MATERIALS	U-FACTOR	FSG-FACTOR	UNITS
(A) 3'-0"x1'-0"	**SLIDE/TEMP. GLS	FIBERGLASS	0.30	0.23	2
(B) 3'-4"x4'-4"	SINGLE HUNG	FIBERGLASS	0.30	0.23	5

DOOR SCHEDULE					
NO. DOOR SIZE	DOOR	FRAME	HWDR. NOTES	LOCATION	UNITS
(1) 2'-8"x6'-8"	W.D.	W.D.	HOLLOW CORE	BATH #1/BEDROOMS #2,3	3
(2) 3'-0"x6'-8"	W.D.	W.D.	SOLID CORE	ENTRY	1
(3) 6'-0"x6'-8"	W.D.	W.D.	HOLLOW CORE	CLOSET #1 & #2	2
(4) 5'-1"x6'-8"	W.D.	W.D.	HOLLOW CORE	CLOSET #3	1
(5) 3'-0"x6'-8"	W.D.	W.D.	HOLLOW CORE	BATH #2/BEDROOM #2	2
(6) 2'-8"x5'-8"(MIN)	W.D.	W.D.	SOLID CORE	WATER HEATER CLOSET	1



## 15.52.060 WINDOWS AND SLIDING GLASS DOORS

A. SHALL COMPLY WITH C.M.B.S.O. OR C.A.N.M. FORCED ENTRY TEST FOR OPERABLE WINDOWS/SLIDING DOORS

BRAND	MODEL NUMBER
Cylinder Guards (Solid Steel)	Keedex K24, K24LA
Deadbolt Locks (Cylinder)	180 Series, (Functions K, L, M, S)
Windows (Standard)	Alpine Windows Series 580 (X) Single Hung
Windows (Standard)	Jeld-Iten Series 4850 Horizontal Sliding

\*\*Sliding windows must meet the CMBSO or CANM standards for forced entry

Note: 15.52.050 Frames, Jambes, Strikes, Hinges in accordance with "Approved Products List 1/23"  
15.52.060 Windows & Sliding Glass Doors in accordance with "Approved Products List 1/23"  
15.52.080 Special Building Provisions-Residential in accordance with "Approved Products List 1/23"

## ELECTRICAL LEGEND

- DUPLX OUTLET
- 220v
- NP
- 6FI
- INTERRUPTER
- 3
- 3WAY
- V5
- VACANCY SENSOR SWITCH
- WALL MOUNTED LIGHT FIXTURE PHOTOCONTROL/MOTION SENSOR COMBINATION
- RECESSED DOWNLIGHT WITH DIMMER SHALL BE SEALED TYPE
- Provide Luminaires classified as high efficacy such as pin-based sockets, (compact fluorescent) or linear fluorescent lamps with electronic ballasts. Some screw socket types that are high efficacy metal halide and light emitting diode (LED) may be used as well
- V.P.
- TV JACK
- AF.C.I.
- EXFAN
- PENDANT
- SD
- CO
- V5
- LED LIGHT

## UTILITY LEGEND

- HB. WATER HOSE BIB ANTI-SIPHON TYPE
- C.K. COLD WATER STUB OUT
- HWK. HOT WATER STUB OUT
- HOSE BIB WITH SHUT OFF VALVE
- S.O.V.
- KEY GAS VALVE KEY
- F.G. FUEL GAS
- NOTE: Newly Installed Fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Newly installed fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control.
- NOTE: Exterior Lighting Luminaires SHALL be high efficacy and shall meet the following requirements, as applicable per C.Energy C 150.0(K)(3).  
i) SHALL BE controlled by a manual ON and OFF switch that does not override to ON the automatications of items b) or c) below; and  
ii) Controlled by photocell and motion sensor. Controls that override to ON shall not be allowed unless the override automatically reactivates the motion sensor or within 1 hour; or  
iii) Controlled by one of the following methods:  
(1) Photocell and automatic time switch control.  
(2) Astronomical time clock.  
(3) Energy management control system.

## BATHROOM GRAB BAR REQUIREMENTS:

At least one full bathroom at the entry level shall be provided with reinforcement for future grab bar installation for the water closet and bathtub or shower. Reinforcement shall be 2x6 solid lumber, installed between 32" and 39-1/4" above finished floor. Reinforcement shall be installed on one side wall and the back wall or both side walls of the water closet, where a grab bar can be installed in the future, with the top of the grab bar between 39"-36" above finished floor. Reinforcement shall be continuous for the shower or bathtub, with reinforcement installed on the back, head, and side walls. An additional reinforcement shall be provided on the side wall for a future, lower grab bar, no more than 6" above the rim of the tub.

## BATHROOM NOTES:

- ALL COVERING OF SHOWERS OR TUBS WITHIN SHOWERS SHALL BE OF CEMENT PLASTER, TILE OR APPROVED EQUAL, TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE DRAIN INLET. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT. GLASS ENCLOSURE DOORS AND PANELS MUST BE LABELED CATEGORY II & SHALL BE SHATTERPROOF GLASS ENCLOSURE. SWING DOOR OUTWARD. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1.024 sq. in. OF FLOOR AREA, AND ENCOMPASS 30 INCH DIAMETER CIRCLE.
- ALL SHOWERS AND TUB-SHOWER SHALL HAVE A PRESSURE BALANCE OR A THERMOSTATIC MIXING VALVE.
- WHERE WATER RESISTANT GYPSUM IS USED AT CEILINGS, PROVIDE CEILING SUPPORT AT MAXIMUM 12" oc. ADD BLOCKING, FURRING, OR CHANNELS, E.T.C. WHERE FRAMING IS GREATER.
- DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE. A CIRCULATING AIR SUPPLY OPENING OR DUCT OF 2.50 IN. PER 1,000 BTU IS REQUIRED FOR THE FORGED AIR FURNACE IF APPLICABLE.
- WHERE WATER RESISTANT GYPSUM IS USED AT CEILINGS, PROVIDE CEILING SUPPORT AT MAXIMUM 12" oc. ADD BLOCKING, FURRING, OR CHANNELS, E.T.C. WHERE FRAMING IS GREATER.

NOTE: ALL SHOWERS AND TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING TYPE VALVE.

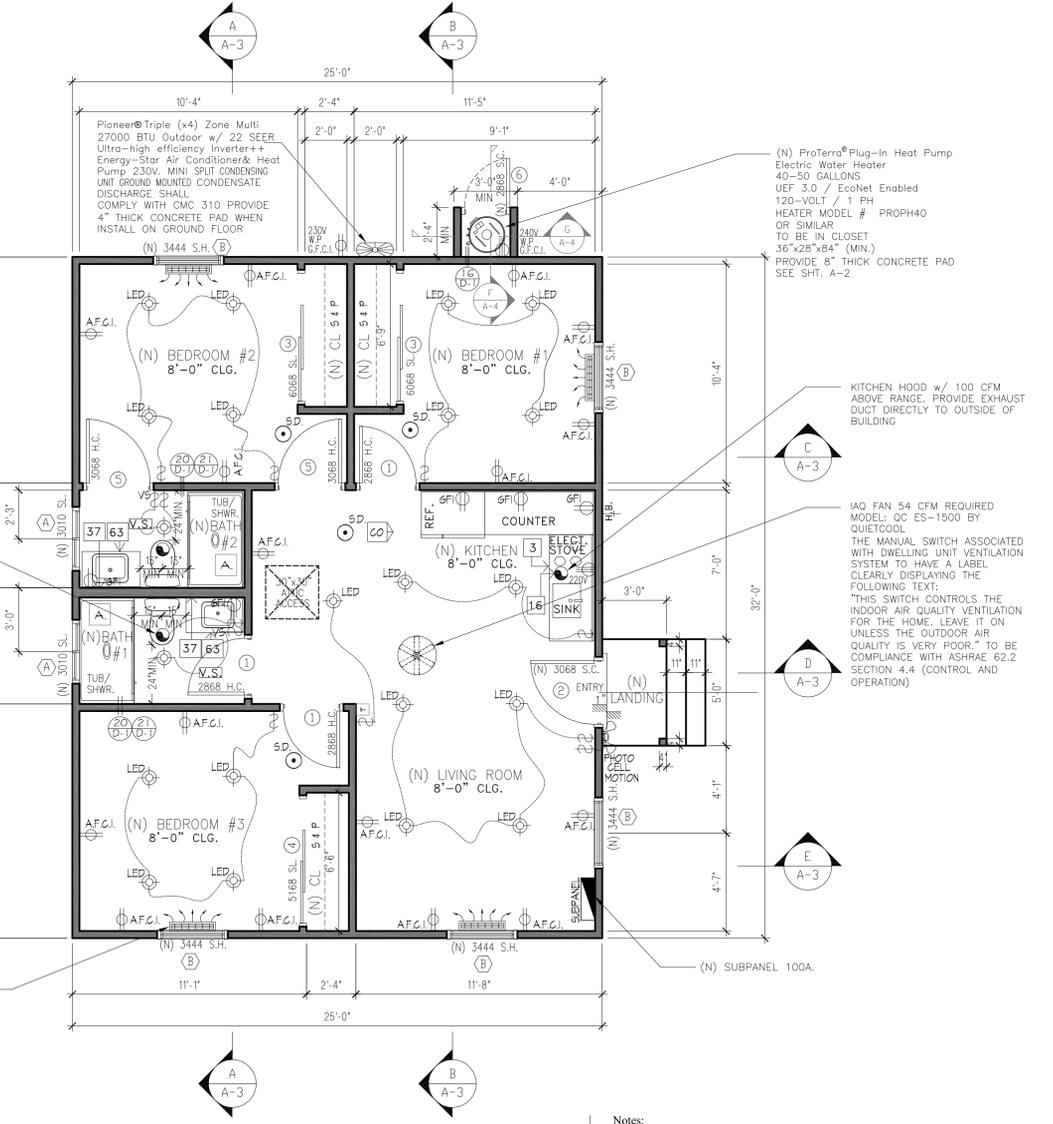
EXISTING PLUMBING FIXTURES SHALL BE THE FOLLOWING:  
i. Showerheads is to have a maximum flow capacity of 2.5 gallons per minute  
ii. Toilet to use not more than 1.6 gallons of water per flush  
iii. Interior faucet cannot emit more than 2.2 gallons per minute

## 15.52.080 SPECIAL BUILDING PROVISIONS - RESIDENTIAL

- SWINGING EXTERIOR DOOR. HM = 18 GA. OR SG WOOD OR FIBERGLASS = 1 3/4" AND RAISED PANEL MIN. = 9/16"
- EXTERIOR DOORS, DEADBOLT TO HAVE 1" BOLT PROJECTION ONE MOTION LEVER HANDLED, DEADBOLT FUNCTION REQUIRED CYLINDER GUARD/APPROVED ESCUTCHEON REQUIRED
- MINIMUM 180" DOOR VIEWER REQUIRED AT MAIN ENTRY EXTERIOR DOOR UNLESS CLEAR GLASS IS INSTALLED ON DOOR

## 15.52.050 FRAMES, JAMBES, STRIKES, HINGES

- SOLID BACKING 6" ABOVE AND BELOW STRIKE PLATE BEHIND JAMB REQUIRED
- HORIZONTAL BLOCKING IN WOOD FRAME CONSTRUCTION = 3 STUD SPACES AT LOCK HEIGHT
- ONE-PIECE DOOR STOPS WITH JAMB FOR IN-SWING DOORS
- STRIKE PLATE = 16GA. SCREENS - MIN. 3" INTO WOOD FRAMED JAMB



## PROPOSED FLOOR PLAN (800 SQ. FT.)

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

## SMOKE DETECTORS NOTE:

Smoke detectors shall be provided in each sleeping room, on the ceiling or wall immediately outside of each sleeping room, and on each story and basement for dwellings with more than one story. (907.2.11.2, R314.3)

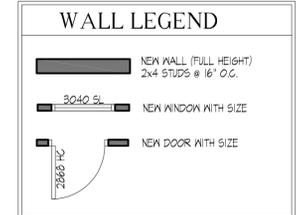
i. The power source for smoke detectors shall be as follows:  
a. In new construction smoke detectors shall receive their primary power from the building wiring and shall be equipped with a battery backup. (907.2.11.4, R314.4)  
b. In existing SPD, smoke detectors may be battery operated. (907.2.11.6, R314.4)

- NOTES:
- A SMOKE DETECTOR SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS. CRC R314
  - B. SMOKE ALARM AND DETECTORS WILL BE INSTALLED AND MAINTAINED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

NOTE: A CARBON MONOXIDE DETECTOR SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL BE ACTIVATE ALL ALARMS. CRC R315

NOTE: ALL LIGHTING TO BE HIGH EFFICACY. C.EnergyC 150.0(K)(1)(A)

NOTE: ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE FINISH FLOOR. SEE 21/D-1



(N) ProTerra® Plug-In Heat Pump Electric Water Heater  
40-50 GALLONS  
UEF 3.0 / EcoNet Enabled  
120-VOLT / 1 PH  
HEATER MODEL # PROPH40  
OR SIMILAR  
TO BE IN CLOSET  
36"x28"x84" (MIN.)  
PROVIDE 8" THICK CONCRETE PAD  
SEE SHT. A-2

KITCHEN HOOD w/ 100 CFM ABOVE RANGE. PROVIDE EXHAUST DUCT DIRECTLY TO OUTSIDE OF BUILDING

IAQ FAN 54 CFM REQUIRED MODEL: QC ES-1500 BY QUIETCOOL  
THE MANUAL SWITCH ASSOCIATED WITH DWELLING UNIT VENTILATION SYSTEM TO HAVE A LABEL CLEARLY DISPLAYING THE FOLLOWING TEXT:  
"THIS SWITCH CONTROLS THE INDOOR AIR QUALITY VENTILATION FOR THE HOME. LEAVE IT ON UNLESS THE OUTDOOR AIR QUALITY IS VERY POOR. TO BE COMPLIANCE WITH ASHRAE 62.2 SECTION 4.4 (CONTROL AND OPERATION)"

Notes:  
Newly constructed dwelling units including detached ADUs are required to comply with Aging-In-Place requirements in accordance with CRC R327.

- At least one bathroom and one bedroom shall be provided with a net clear opening of not less than 32 inches. Per CRC.R327.1.3 (2-8 doors do not provide 32" clear width with due to door stop).
- At least one bathroom on the entry level shall be provided with reinforcement installed in accordance with this section. Where there is no bathroom on the entry level, at least one bathroom on the floor above shall comply with this section.
  - Specify the reinforcement to be solid lumber and not less than 2X8.
  - The reinforcement shall be located between 32" and 39 1/4" above the finished floor.
  - Specify the water closet reinforcement to be installed on both side walls of the fixture, one side wall and the back wall.
  - Specify the shower reinforcement shall be continuous where wall framing is provided.
  - Bathub and combination bathub/shower reinforcement shall be continuous on each end of the bathub and the back wall. Additionally, back wall reinforcement for a lower grabbar shall be provided with the bottom edge located no more than 6" above the bathub rim.
- Electrical receptacle outlets, switches and controls intended to be used by occupants shall be located no more than 48" measured from the top of the outlet box and not less than 15" measured from the bottom of the outlet box above the finish floor.
- Specify doorbell controls to not exceed 48" above exterior floor, measured from the top of the doorbell button assembly.

See 20/D-1 bath - grab bar reinforcement  
See 21/D-1 heights for electrical receptacles

# ALLSTAR

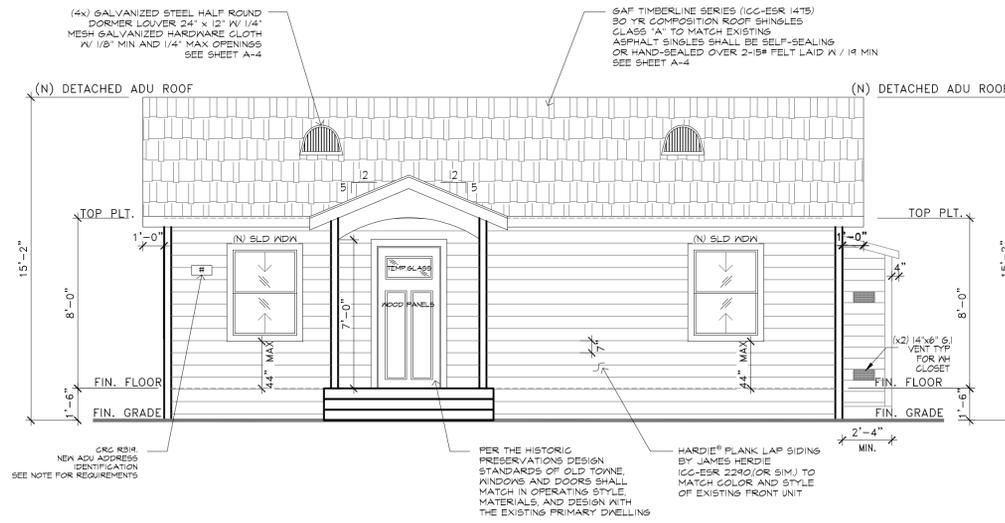
DESIGN & ENGINEERING GROUP  
RESIDENTIAL + COMMERCIAL + INDUSTRIAL  
644 NORTH POPLAR STREET, SUITE 'B', ORANGE, CA 92668  
PH. 657-221-0641 EMAIL: a11star@allstarengr.com  
WWW.ABCVENGINEERING.COM

REVISIONS	BY

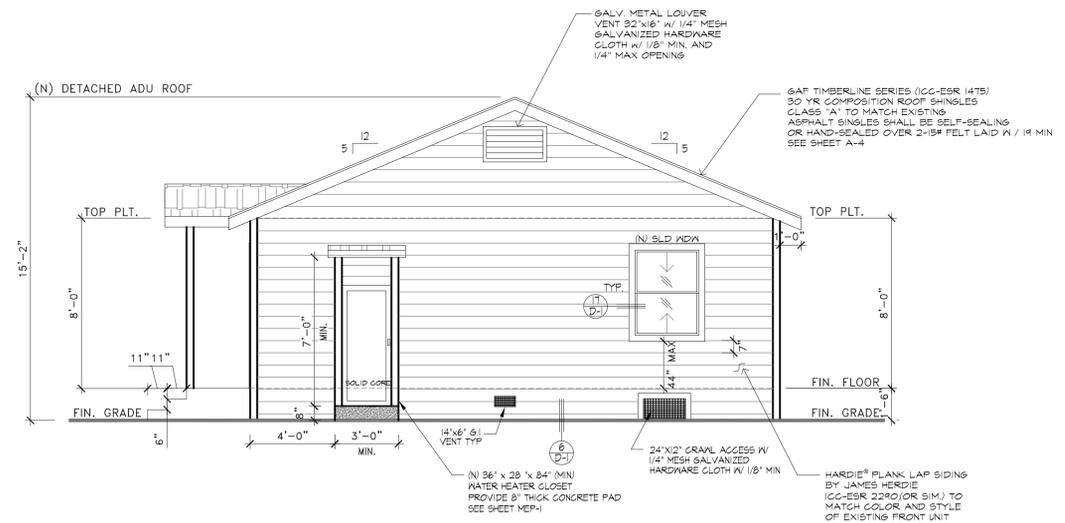
NEW DETACHED ADU  
150 S PARKER STREET  
ORANGE, CALIFORNIA 92668  
FLOOR PLAN

JOB NO.	24_045
DRAWN:	J.N.
CHECKED:	A.B.
SCALE:	NOTED
DATE:	7/11/25
SHEET NO.	

# A-1



**DETACHED ADU FRONT ELEVATION**  
 EAST  
 SCALE: 1/4"=1'-0"



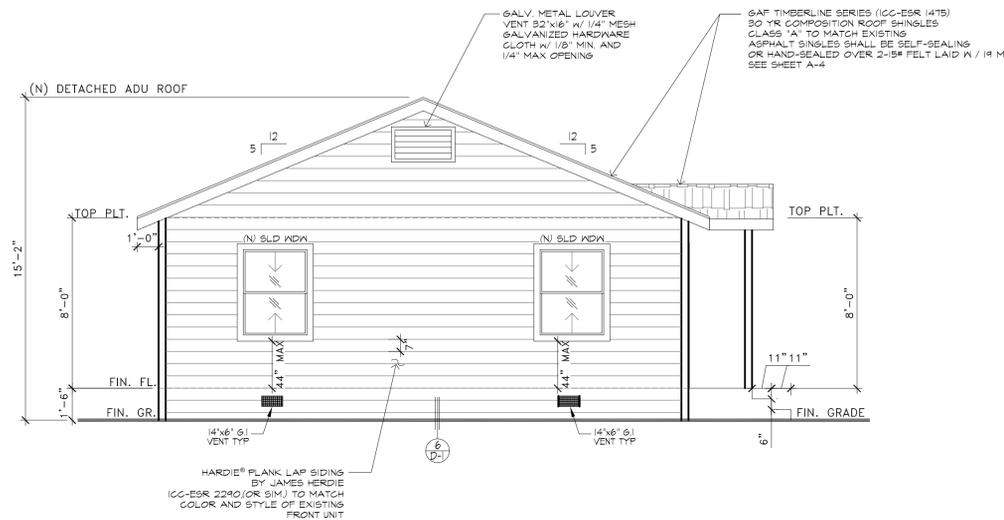
**DETACHED ADU LEFT ELEVATION**  
 NORTH  
 SCALE: 1/4"=1'-0"



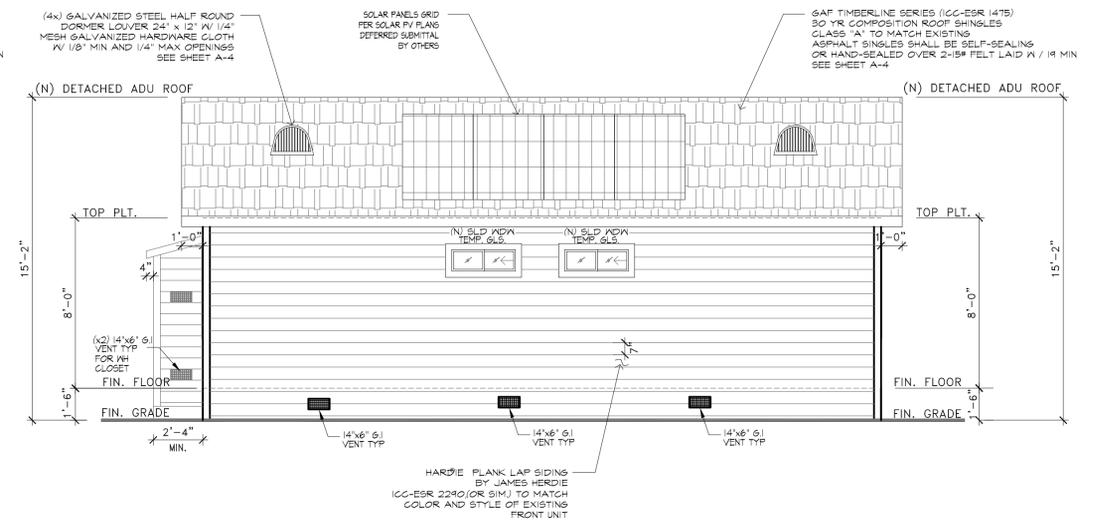
EXISTING CEMENT SIDING FROM PRIMARY HOUSE. NEW DETACHED GARAGE TO MATCH COLOR & STYLE OF EXISTING UNIT

**REQUIRED CRAWL SPACE VENTILATION:**  
 (N) DETACHED ADU  
 800 SQ. FT. / 150 = 5.3 SQ. FT  
 5.3 x 144 = 768 SQ. INCH  
 288 SQ. INCH PER 24X12 CRAWL ACCESS  
 84 SQ. INCH PER 14X6 VENT  
 PROVIDE 6 VENTS & 1 CRAWL ACCESS

**NOTE :**  
 Address Identification  
 Per CRC R319.  
 Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be illuminated Arabic numerals or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches in height with a stroke width of not less than 0.5 inch.



**DETACHED ADU RIGHT ELEVATION**  
 SOUTH  
 SCALE: 1/4"=1'-0"



**DETACHED ADU REAR ELEVATION**  
 WEST  
 SCALE: 1/4"=1'-0"

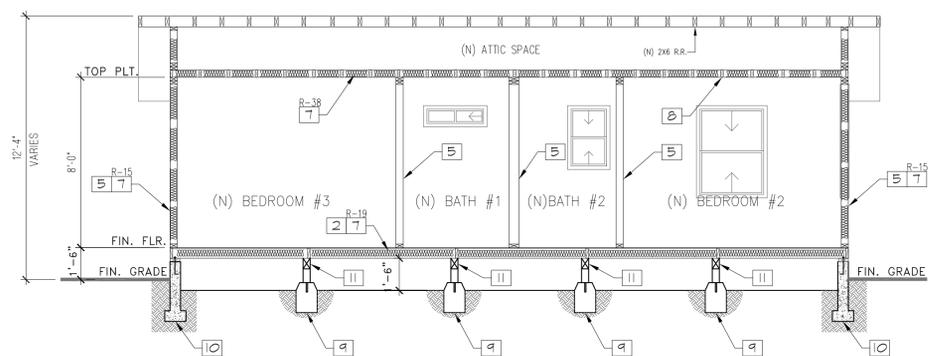
**NOTE :**  
 ALL ADU exterior finishes MUST match between the existing primary dwelling which includes:  
 (a) The design, pitch, color, material, and texture of the roof eave details of the ADU shall be substantially the same as the primary unit;  
 (b) The color, material, texture of all building walls, windows, and doors of an ADU shall be similar to and compatible with the primary unit;  
 (c) The architectural style and scale of an ADU shall match the primary unit.

REVISIONS	BY

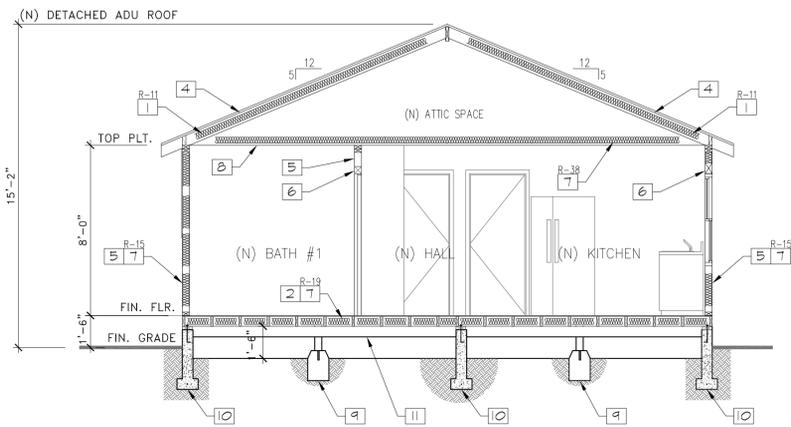
**NEW DETACHED ADU**  
**150 S PARKER STREET**  
**ORANGE, CALIFORNIA 92668**  
**ELEVATIONS**

JOB NO.	24_045
DRAWN:	J.N.
CHECKED:	A.B.
SCALE:	NOTED
DATE:	7/1/25
SHEET NO.	A-2

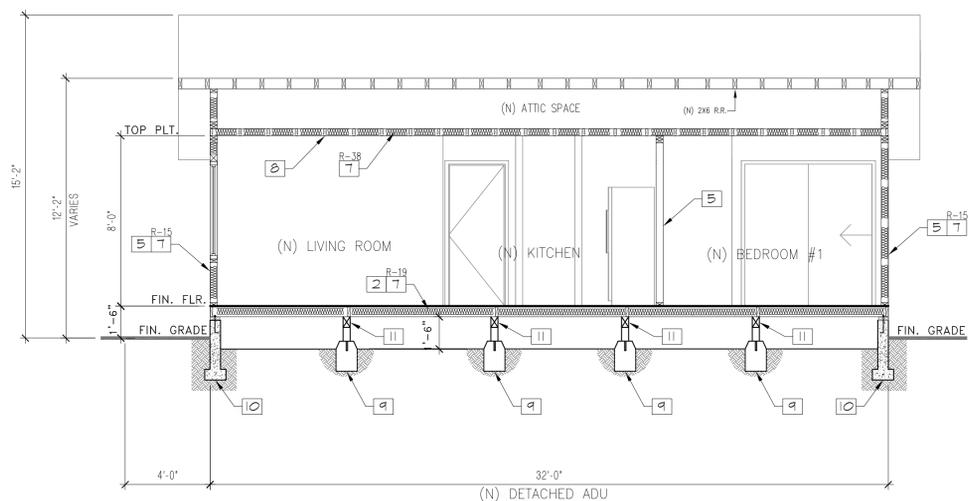
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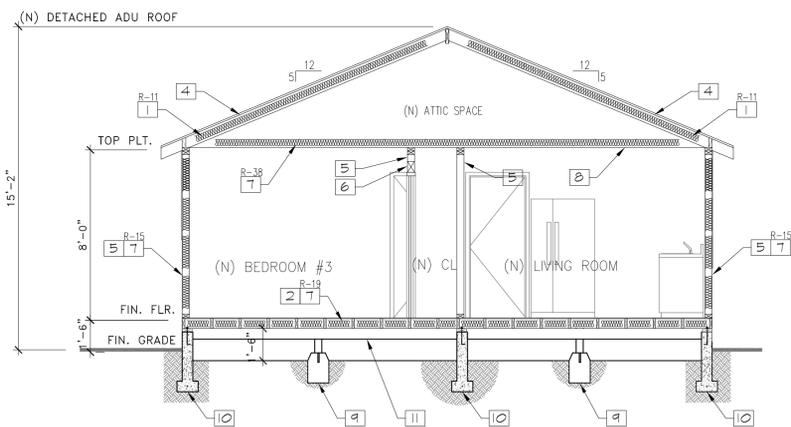
**SECTION A**  
SCALE: 1/4"=1'-0"



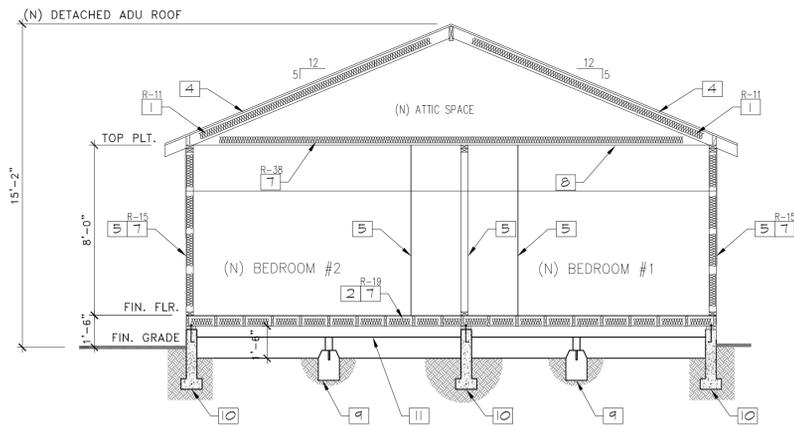
**SECTION D**  
SCALE: 1/4"=1'-0"



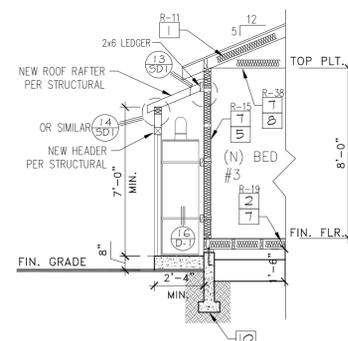
**SECTION B**  
SCALE: 1/4"=1'-0"



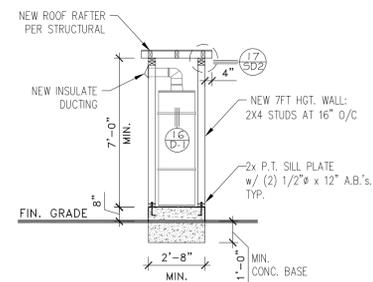
**SECTION E**  
SCALE: 1/4"=1'-0"



**SECTION C**  
SCALE: 1/4"=1'-0"



**SECTION F**  
SCALE: 1/4"=1'-0"



**SECTION G**  
SCALE: 1/4"=1'-0"

**SECTION NOTES**

1. REFER TO FRAMING PLAN FOR SIZE AND SPACING OF ALL STRUCTURAL MEMBERS.

□ INDICATES BUILDING SECTION NOTES SEE NUMBERS BELOW

1. NEW ROOF INSULATION R-11 TYP. REQUIREMENTS PER T24
2. NEW 2x6 FLOOR JOIST FRAMING PER STRUCTURAL SEE SHT. 5-1
3. NEW RIDGE BOARD PER STRUCTURAL SEE SHT. 5-2
4. NEW ROOF RAFTERS 2x6 PER FRAMING PLAN SEE SHT. 5-2
5. NEW FULL HGT. WALL: 2x4 STUDS AT 16" O/C
6. NEW HEADER PER STRUCTURAL SEE SHT. 5-2
7. NEW BATT INSULATIONS R-15 AT NEW EXTERIOR WALL PER T24 AT NEW CEILING R-38 TYP. REQUIREMENTS PER T24 4 AT NEW FLOOR CRAWLSPACE R-19 TYP. REQUIREMENTS PER T24
8. NEW 2x6 CEILING JOIST PER FRAMING PLAN SEE SHT. 5-2
9. NEW CONC. PIER PER STRUCTURAL SEE SHT. 5-1
10. NEW FOOTING PER STRUCTURAL SEE SHT. 5-1
11. NEW 4x6 DR. BEAM PER STRUCTURAL SEE SHT. 5-1

BUILDING FRAMING SECTIONS REPRESENT APPROXIMATE ARCHITECTURAL RELATIONSHIPS ONLY AND DO NOT NECESSARILY REPRESENT STRUCTURAL ENGINEERING CONDITIONS, CONNECTIONS, OR MATERIALS. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR ALL SUPERSEEDING STRUCTURAL REQUIREMENTS. REPORT ANY DISCREPANCIES IMMEDIATELY PRIOR TO PROCEEDING WITH WORK.

REVISIONS	BY

**NEW DETACHED ADU**  
**135 S CLARK STREET**  
**ORANGE, CALIFORNIA 92668**  
**SECTIONS**

JOB NO.	24-045
DRAWN:	J.N.
CHECKED:	A.B.
SCALE:	NOTED
DATE:	7/1/25

SHEET NO.  
**A-3**