

PROPERTY INFORMATION:		
ADDRESS:	133 S CLARK STREET ORANGE, CALIFORNIA 92868	
OWNER:	ALAN S. ROSEN	(714)376-8620
APN :		39067206
TRACT :		398
BLOCK :		C
LOT :		9
ZONING :		R-1-6
CONSTRUCTION TYPE:		V-B
OCCUPANCY:		U-1

SITE & BUILDING DATA

LOT/PARCEL AREA: 6732 SQ FT	
(E) S.F.D. LIVING AREA (3 BEDS 2 BATHS)	1,159 SQ. FT
(E) FRONT PORCH:	76 SQ. FT.
(E) LEFT PORCH:	55 SQ. FT.
APPROVED DETACHED ADU(3 BEDS 2 BATHS)(BLDG25-0042)	800 SQ. FT.
APPROVED ADU FRONT PORCH (BLDG25-0042)	15 SQ. FT.
(N) DETACHED GARAGE	434 SQ. FT.
PROPOSED FAR	0.35
BLOCK FLOOR AREA RATIO FAR	
FAR RANGE 0.13 - 0.46	
AVERAGE FAR 0.33	

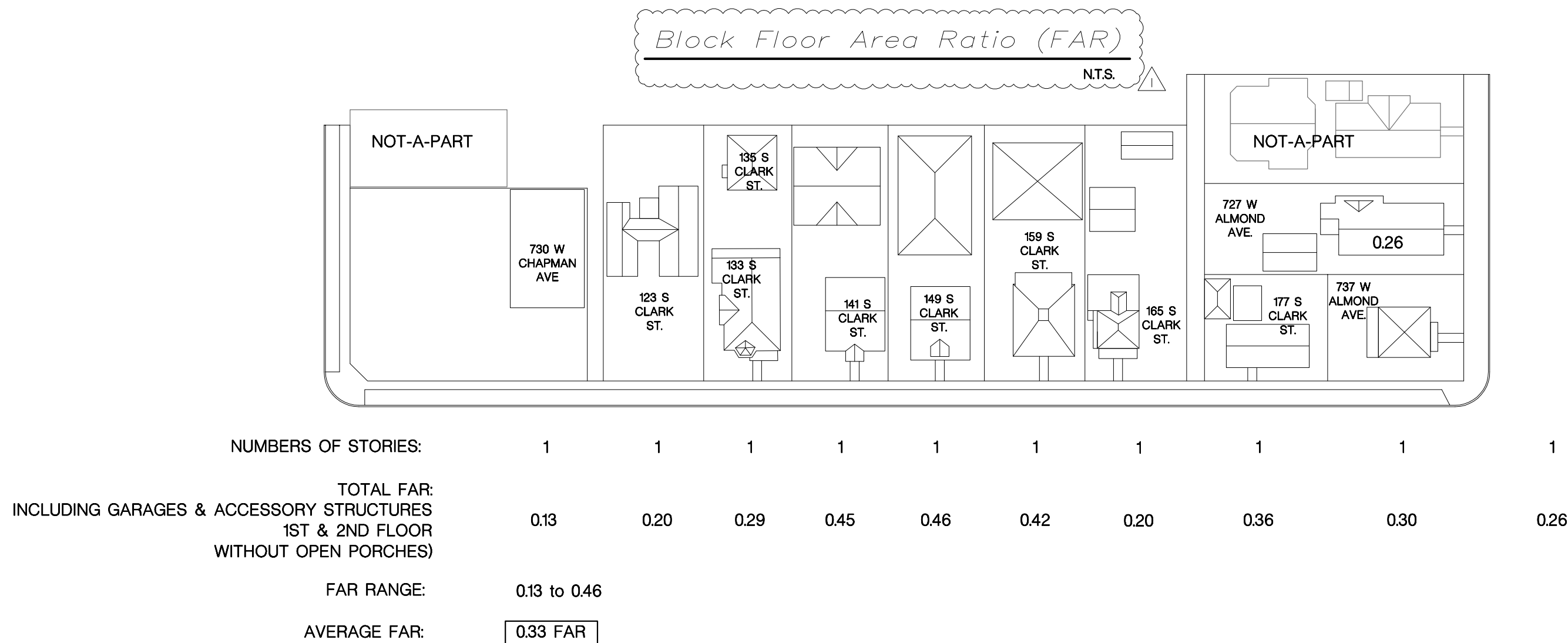
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- NEW DETACHED GARAGE (434 SQ. FT.)

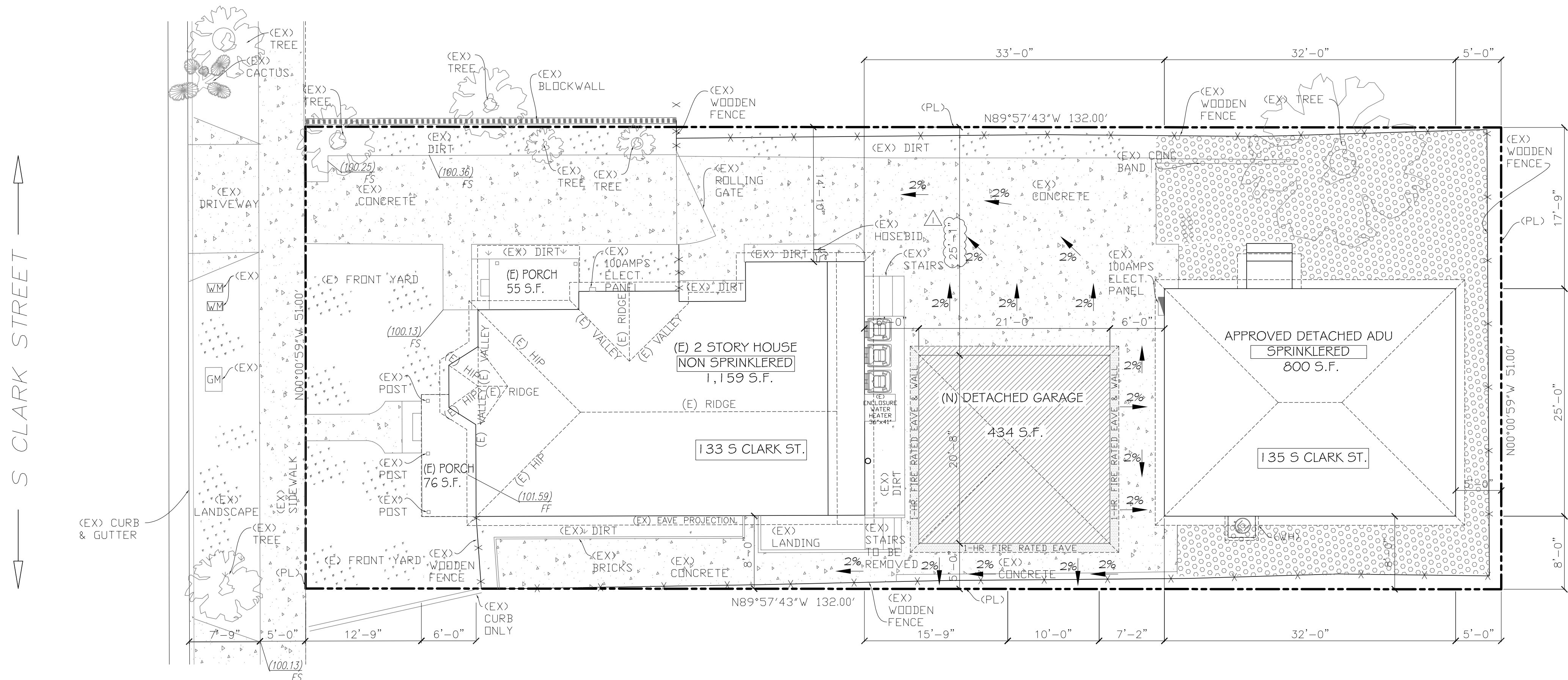
- | SHEET INDEX | |
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| SITE PLAN | C-1 |
| EXISTING SITE PLAN | C-2 |
| FLOOR PLAN / ELEVATIONS | G-1 |
| SECTIONS / ROOF PLAN | G-2 |

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

[illegible][illegible] NEW DETACHED GARAGE
434 SQ. FT.

	Required/Permitted	Proposed	Code Section
<i>Rear Yard Setback</i>	10 feet	43 feet	17.14.070
<i>Side Yard Setback</i>	5 feet	5 feet	17.14.070
<i>Height</i>	2 Stories or 32 feet	12 feet and 4 inches	17.14.070
<i>Maximum FAR</i>	0.6	0.35	17.14.070
<i>Distance from Neighboring Structures, Minimum</i>	6 feet	6 feet	17.14.160
<i>Number of Parking Spaces</i>	two	two	17.34.060
<i>Garage Dimensions, Minimum</i>	10-foot by 20-foot per space	10-foot by 20-foot each, two parking spaces	17.34.110



CRC 2022 SECTION R401.3 EXCEPTION:
Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

 NORTH

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

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

REVISIONS	BY
 PLAN CHECK 9/17/25	AB

**NEW DETACHED GARAGE
133 S CLARK STREET
ORANGE, CALIFORNIA 92868**

SITE PLAN

JOB NO.	24-045
DRAWN	J.N.
CHECKED	A.B.
SCALE	NOTED
DATE	9/17/25
SHEET NO.	

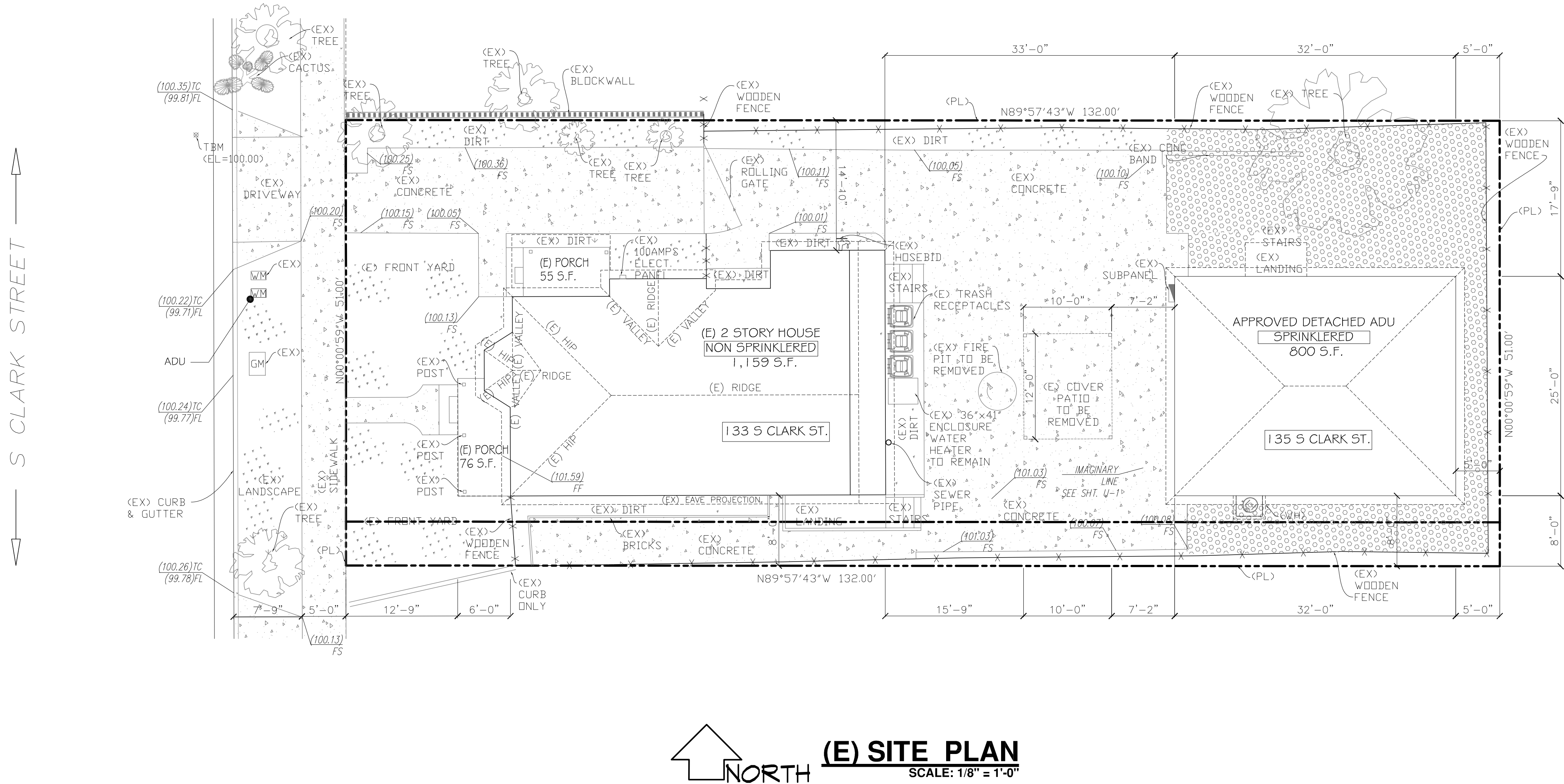
C-1

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ALLSTAR

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

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NEW DETACHED GARAGE
133 S CLARK STREET
ORANGE, CALIFORNIA 92868
EXISTING SITE PLAN

JOB NO.	24-045
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C-2

REVISIONS	BY

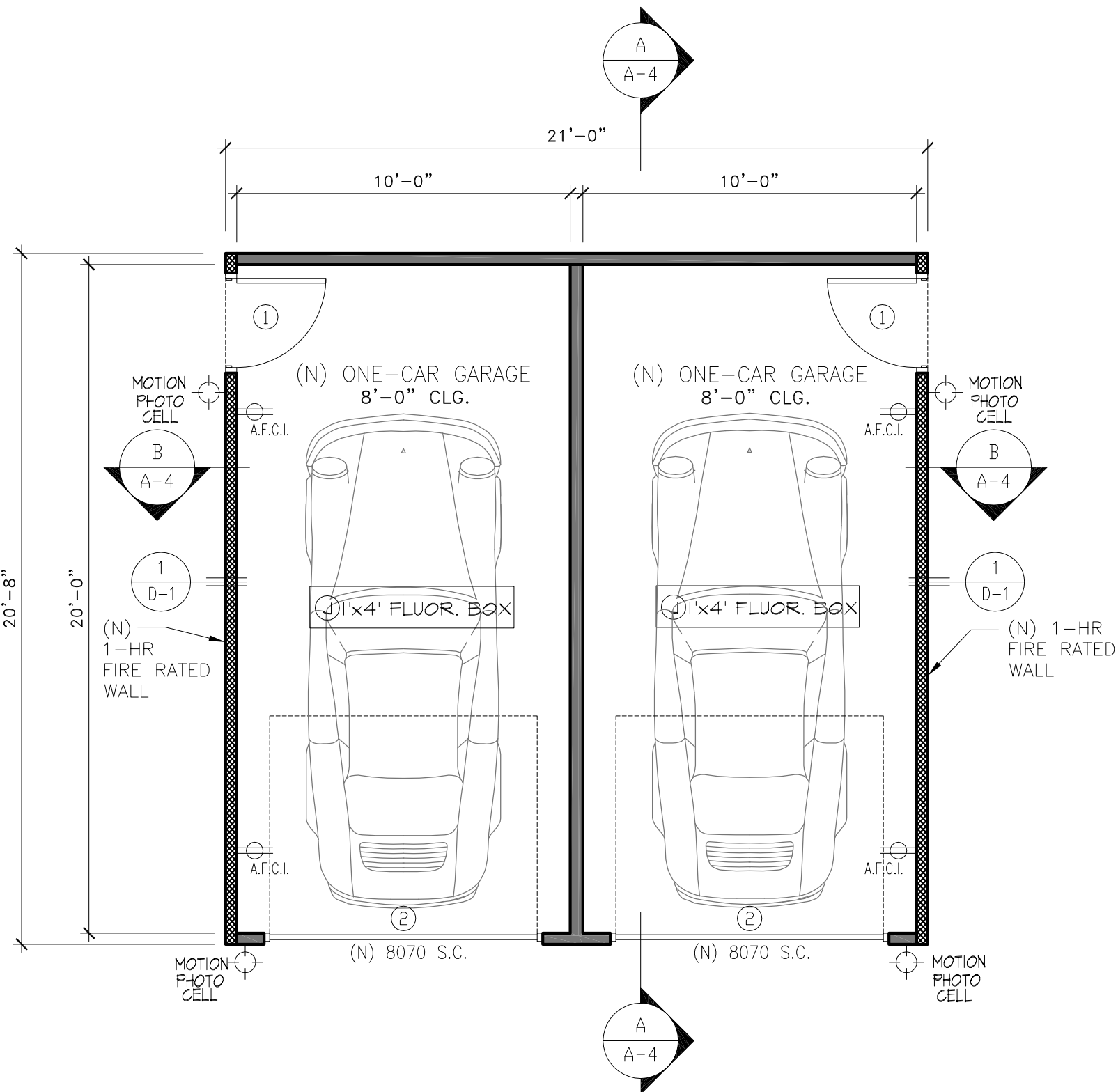
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DOOR SCHEDULE					
NO.	DOOR SIZE	DOOR	FRAME	HDWR. NOTES	LOCATION
①	3'-0"x6'-8"	W.D.	W.D.	SOLID CORE	ENTRY
②	8'-0"x7'-0"	W.D.	W.D.	SWINGING DOOR	GARAGE DOOR

NOTE: ALL DOORS COLOR, STYLE, TYPE TO BE SELECTED BY OWNER.

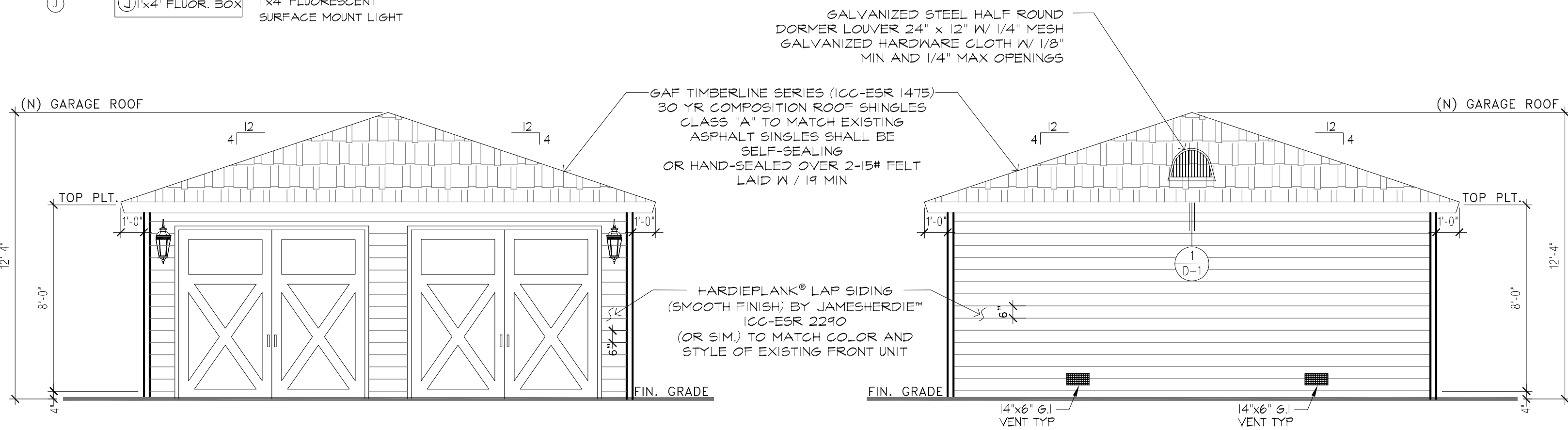
WALL LEGEND	
	NEW 2 x 4 STUD WALL
	NEW 1-HR FIRE RATED WALL

ELECTRICAL LEGEND	
	DUPLEX OUTLET
	DUPLEX OUTLET 220 VOLTS
	DUPLEX OUTLET WATERPROOF GROUND FAULT INTERRUPTER
	ELECT SWITCH THREE WAY
	ELECT SWITCH FOUR WAY
	WALL MOUNTED LIGHT FIXTURE
	PHOTOCONTROL/MOTION SENSOR COMBINATION LIGHTING FEATURES SHALL BE SET AT A RATING OF 2,700 TO 3,000 KELVIN
	RECESSED DOWNLIGHT WITH DIMMER SHALL BE SEALED TYPE
	Provide Luminaires classified as high efficacy such as pin-based LEDs, (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
	VAPOR PROOF
	DUPLEX OUTLET GROUND FAULT INTERRUPTER ELECTRICAL
	LIGHT FIXTURE
	1x4 FLUORESCENT SURFACE MOUNT LIGHT



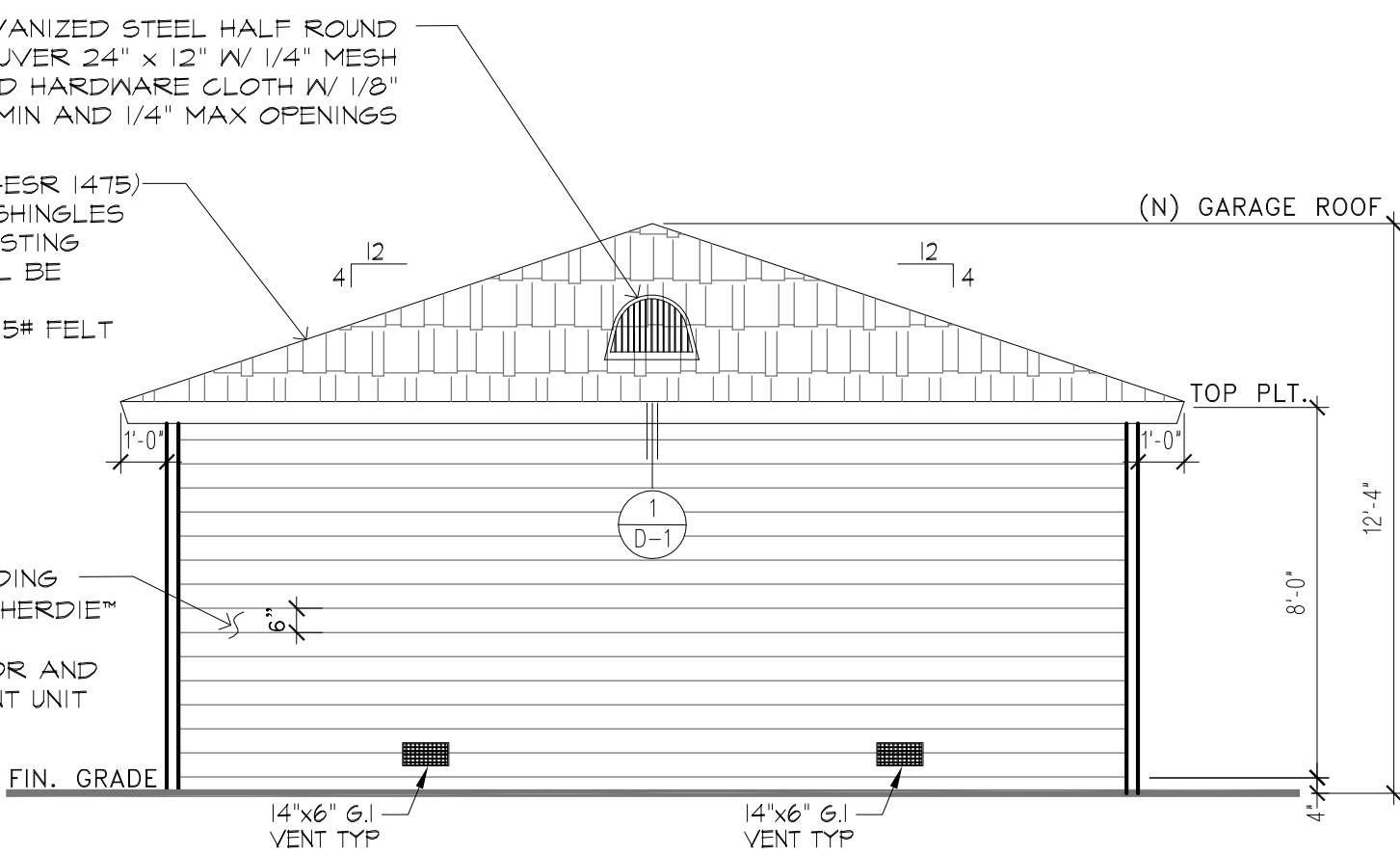
PROPOSED TWO-CAR GARAGE FLOOR PLAN

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



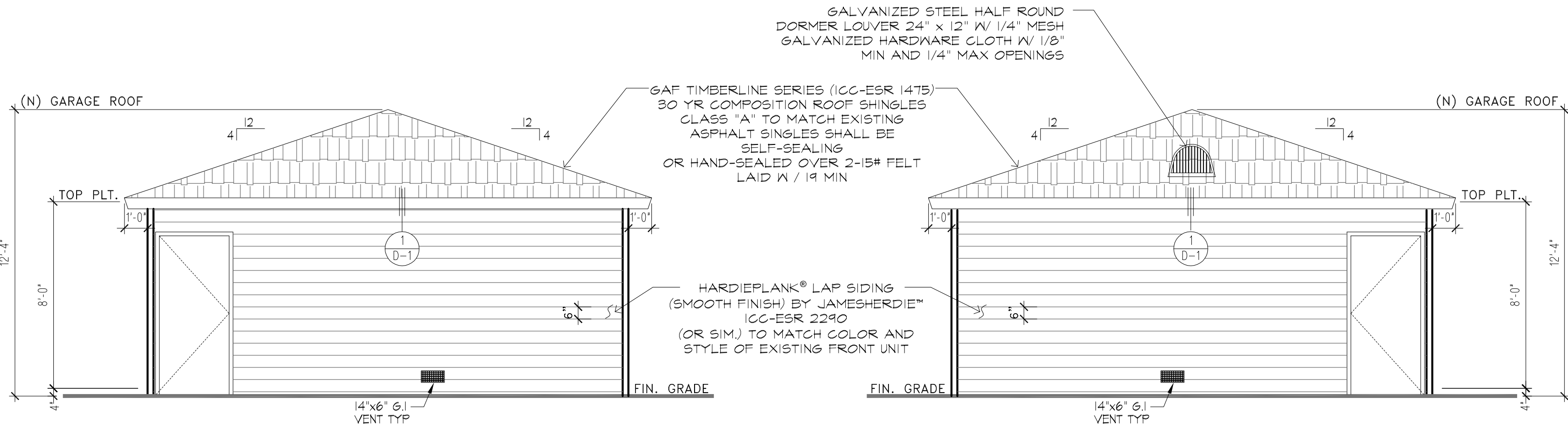
DETACHED GARAGE FRONT ELEVATION
NORTH

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



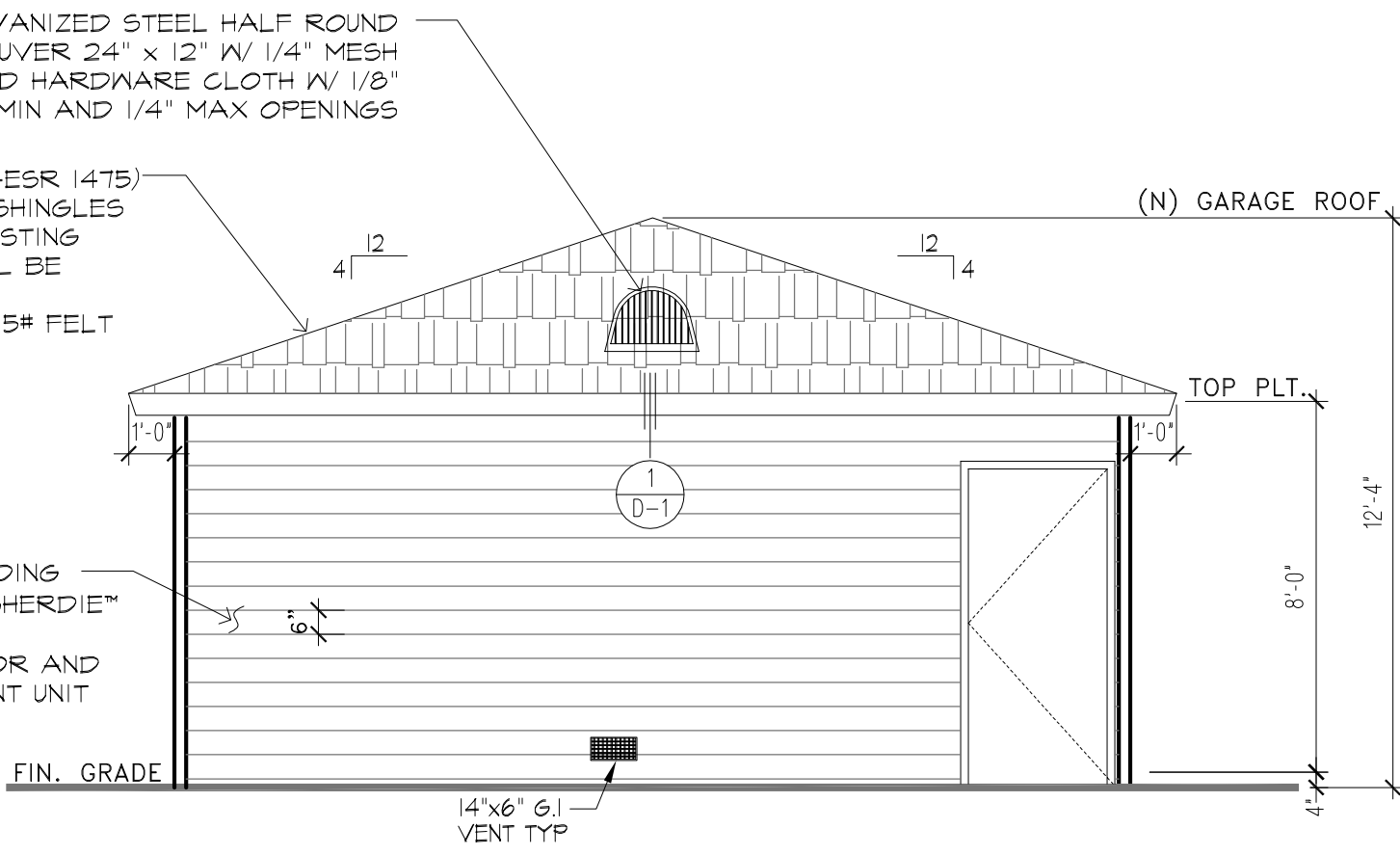
DETACHED GARAGE REAR ELEVATION
SOUTH

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



DETACHED GARAGE LEFT ELEVATION
WEST

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



DETACHED GARAGE LEFT ELEVATION
EAST

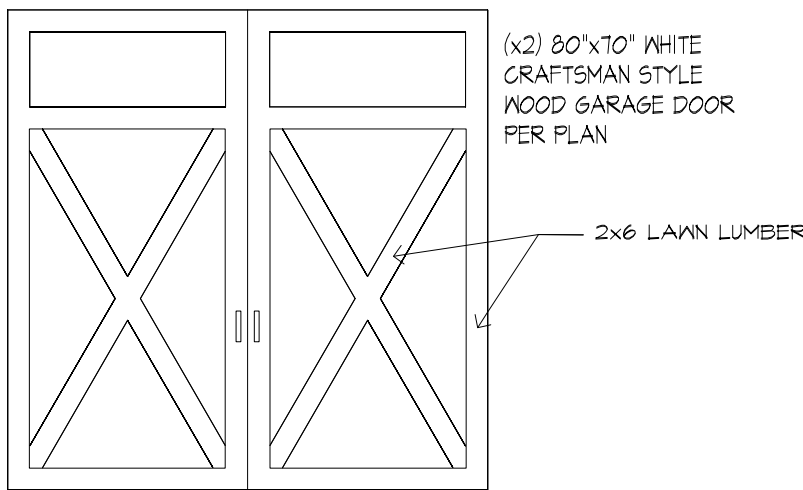
SCALE: 1/4"=1'-0"



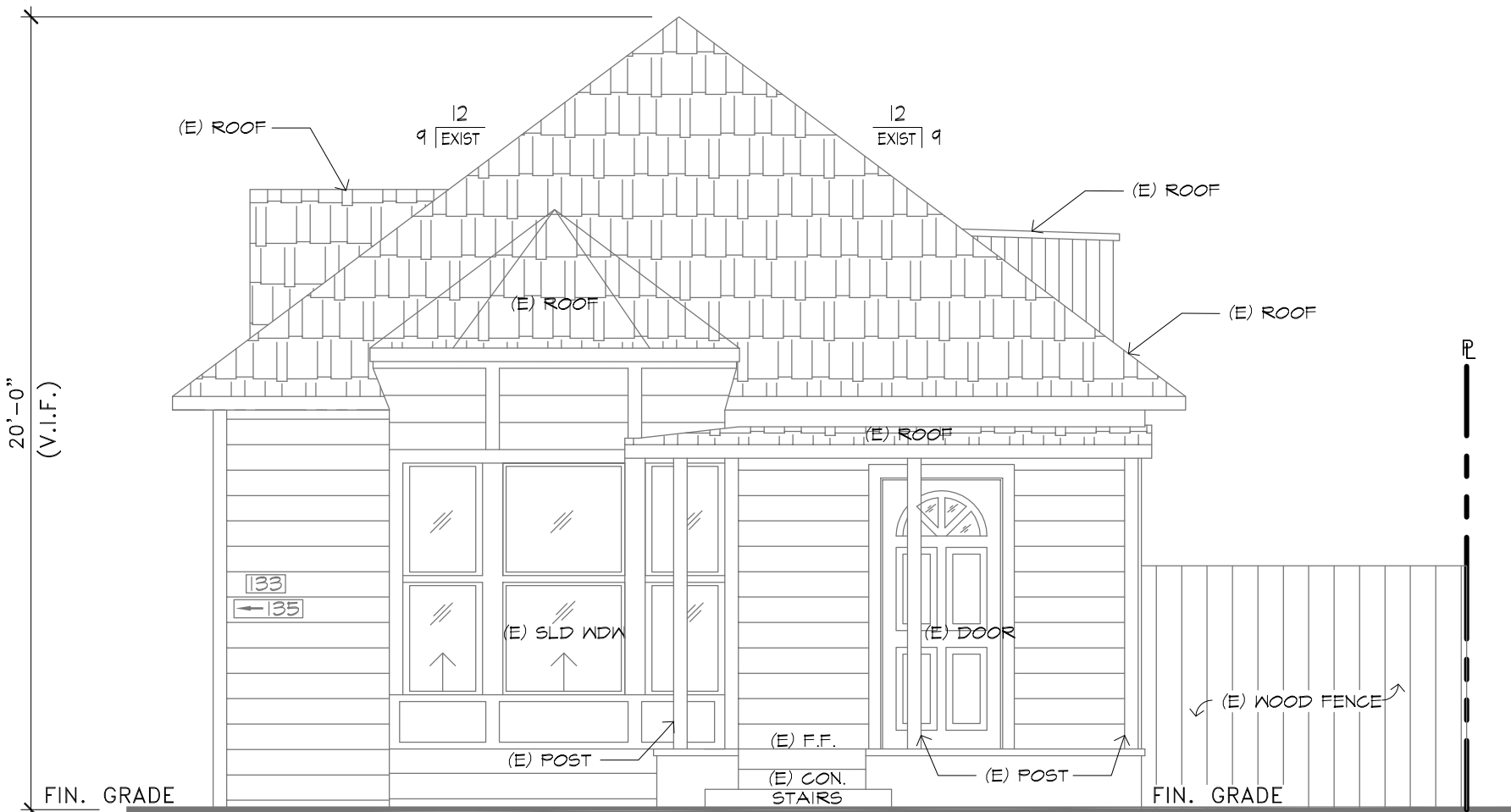
PROPOSED GARAGE COLORS MATERIALS
N.T.S.



PROPOSED GARAGE ENTRY DOOR
N.T.S.

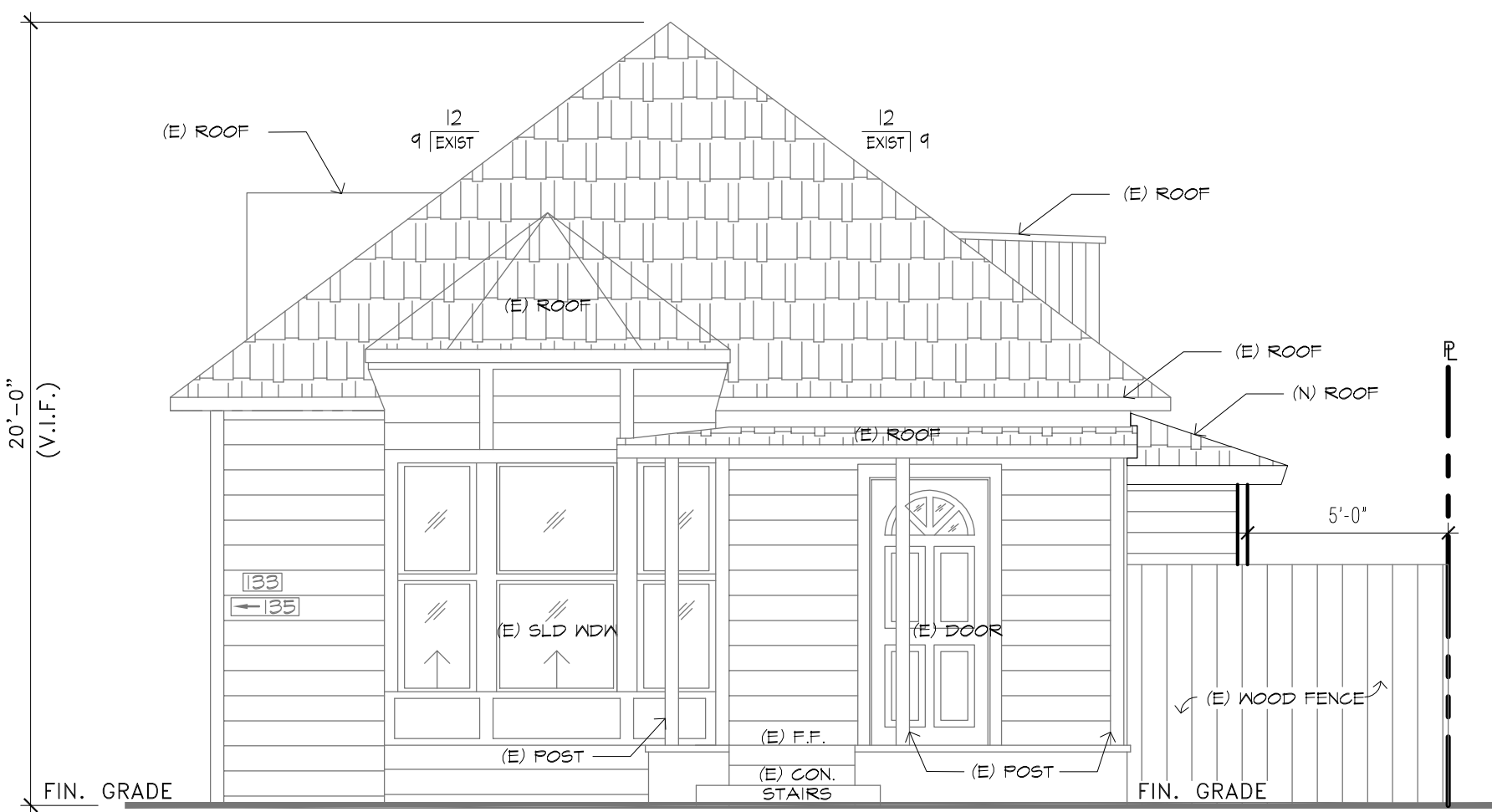


PROPOSED GARAGE DOOR
N.T.S.



EXISTING HOUSE FRONT ELEVATION
WEST

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



PROPOSED GARAGE ELEVATION AT THE REAR OF (E) HOUSE
WEST

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

REVISIONS	BY
PLAN CHECK 9/17/25	AB

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ROOF PLAN

ROOFING MATERIAL TYPE:

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

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

ROOF NOTES

1. ROOF SLOPE :


2. ROOF OVERHANG :


3. ROOF VENTS :


4. ROOF MATERIAL :


- TYPICAL NEW ROOF SLOPE = 4:12 U.N.O.
SEE ROOF PLAN

12" AT EAVE. (U.N.O.)
12" AT BARGE. (U.N.O.)

DORMER VENTS TO BE SELECTED BY BUILDER.
NET FREE AREA PER VENT SHALL BE
100 SQ. IN. MIN. INSTALL 6 MIN.

GALVANIZED STEEL
HALF ROUND DORMER LOUVER
24"x 12" w/ 1/4" MESH
GALVANIZED HARDWARE CLOTH
w/ 1/8" MIN. & 1/4" MAX OPENING

GAF UL CLASS "A" STANDARD ROOF SHINGLE
ICC-ESR 1475

ATTIC VENTILATION

NOTE: 50% OF THE REQUIRED VENTILATION AREA MUST BE
LOCATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS
WITH THE BALANCE PROVIDED BY EAVE OR CORNICE VENTS.

- ALL VENT OPENINGS SHALL BE COVERED W/ 1/4" CORROSION RESISTANT METAL MESH.
- FRAMER SHALL BE RESPONSIBLE FOR COORDINATING W/FRAMING LAYOUT TO ACCOMMODATE ALL ATTIC VENTS
- ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF AND WALL MOUNTED LOUVERS SHALL BE SEALED AND FLASHED WITH "MOISTOP" IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATIONS.
- PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES BEING BLOCKED BY INSULATION.
- PAIN DORMER VENTS TO MATCH ROOF COLOR.

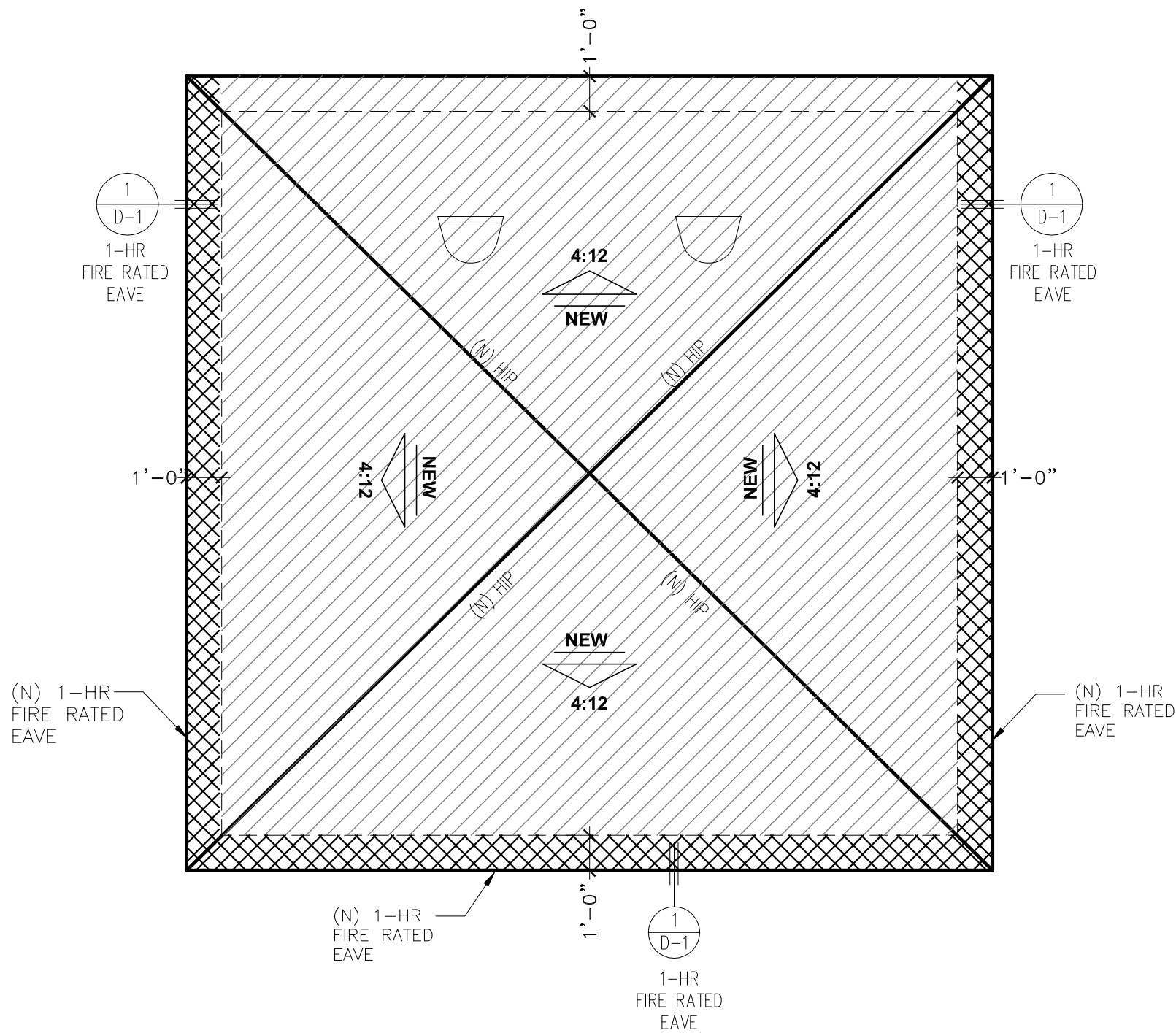
NOTE:
FOR CALIFORNIA FRAMED ROOF AREA - VERIFY LOCATION
WITH STRUCTURAL ENGINEERING DRAWINGS. UNLESS
OTHERWISE NOTED, PROVIDE VENT CUT-OUTS THROUGH
SHEATHING BELOW FOR VENTILATION AND AS APPLICABLE,
ACCESS TO CALIFORNIA FRAMED AREA.

ATTIC VENTILATION CALC.

ATTIC AREA : 441 SQ. FT.
S.F. X 1/300 X 144 = SQ. IN.

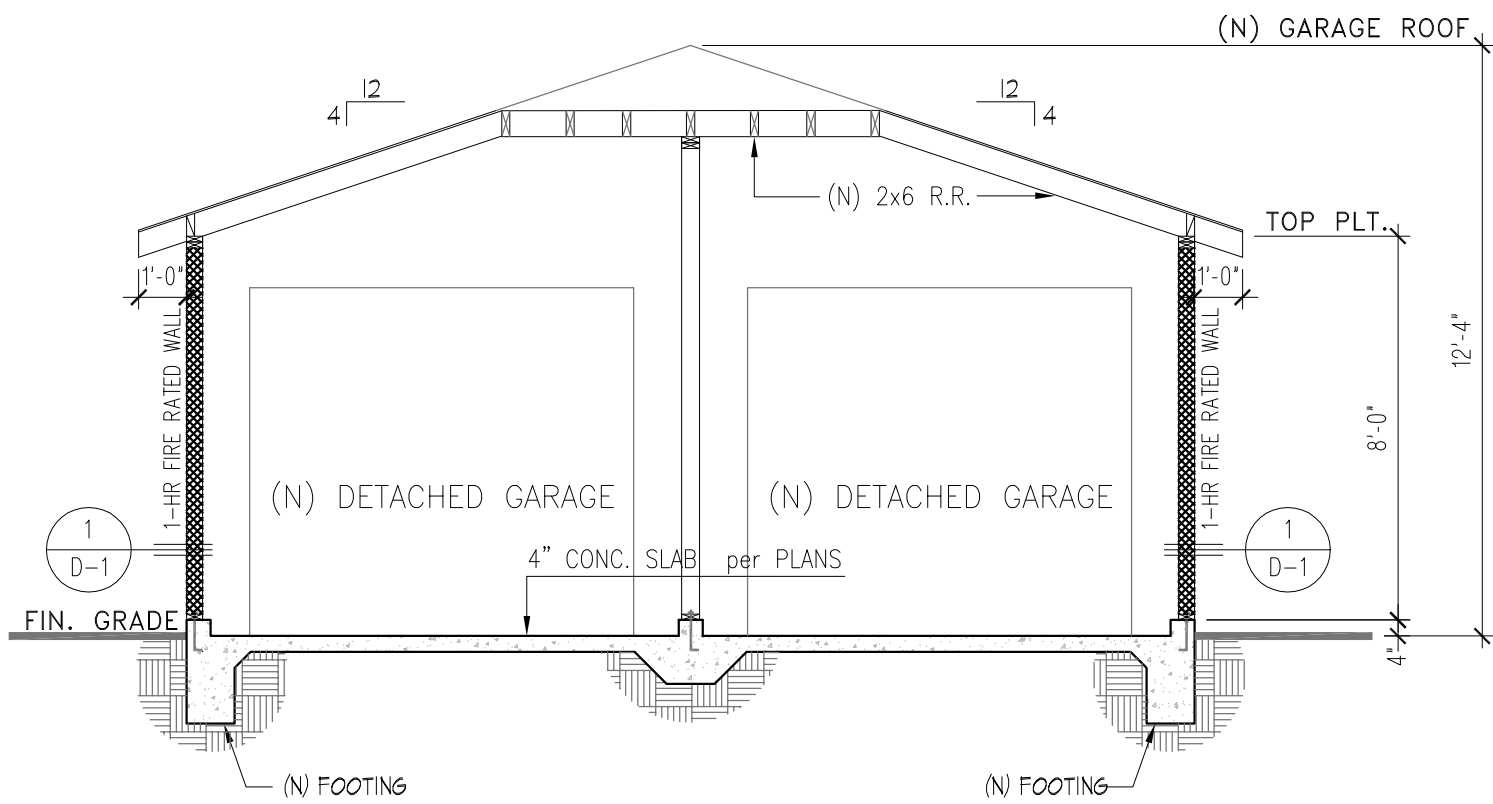
REQUIRED
441 SQ. FT. / 300 = 1.47 SQ. FT.
1.47 SQ. FT. X 144 = 211.68 SQ. IN. REQUIRED

PROVIDE
(2) DORMER VENTS AT 100 SQ. IN PER VENT = 200
(3) EAVE VENTS 9 SQ. IN PER VENT = 27
TOTAL = 227



(N) DETACHED GARAGE ROOF PLAN

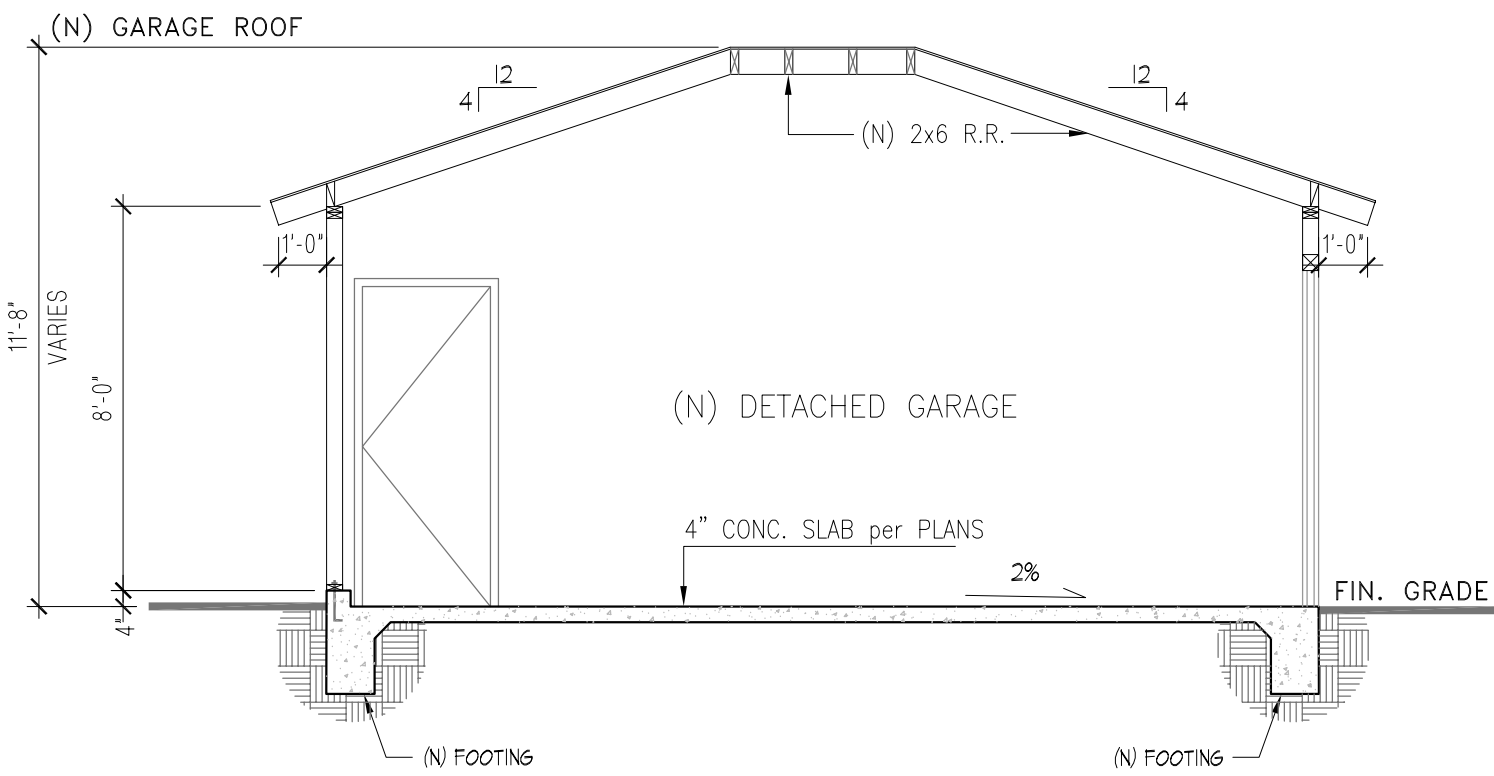
SCALE: 1/4"=1'-0"



SECTION

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

A



SECTION

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

B

REVISIONS BY

