

PROPERTY INFORMATION:		
ADDRESS:	150 S PARKER ST. ORANGE, CALIFORNIA 92668	
OWNER:	ALAN S. ROSEN (714)376-8620	
APN :		390-672-17
TRACT :		398
BLOCK :		-
LOT :		12
ZONING :		R-1-6
CONSTRUCTION TYPE:		V-B
OCCUPANCY:		U-1
&TRACT, CORDES 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

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

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

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SITE PLAN	C-1
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APPLICABLE CODES:

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

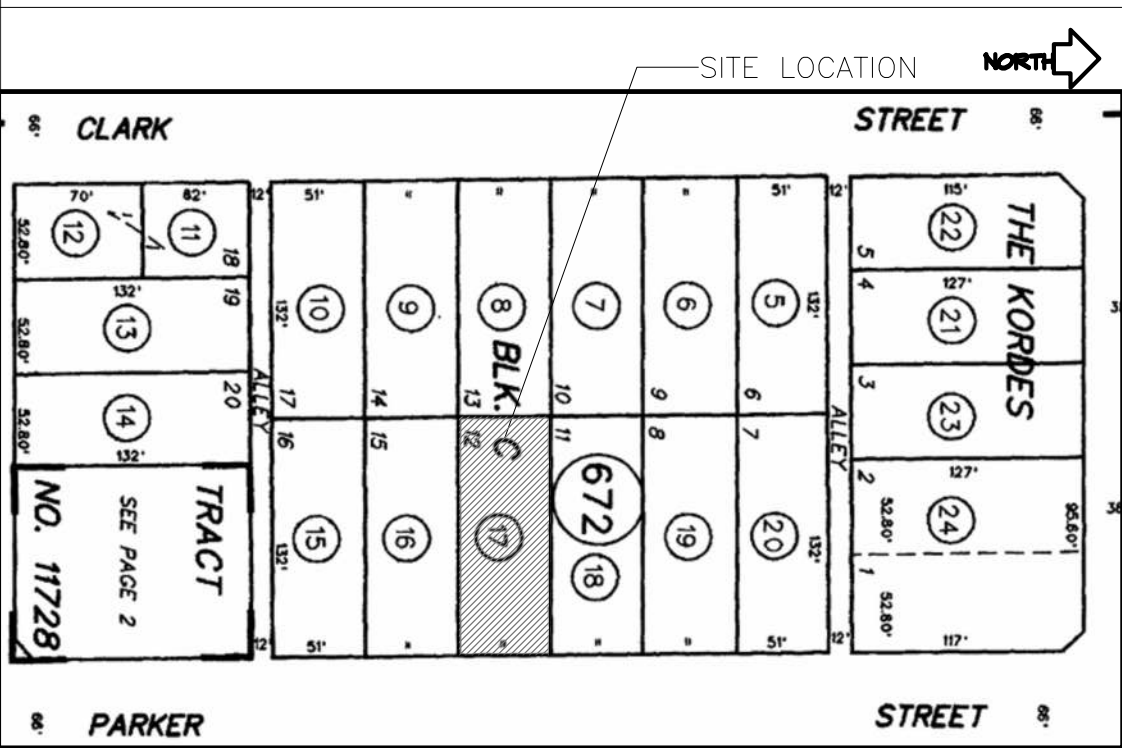
ALL WORK SHALL CONFORM TO THE REQUIREMENTS  
OF THE FOLLOWING CODES AND LOCAL ORDINANCES:

- \* 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

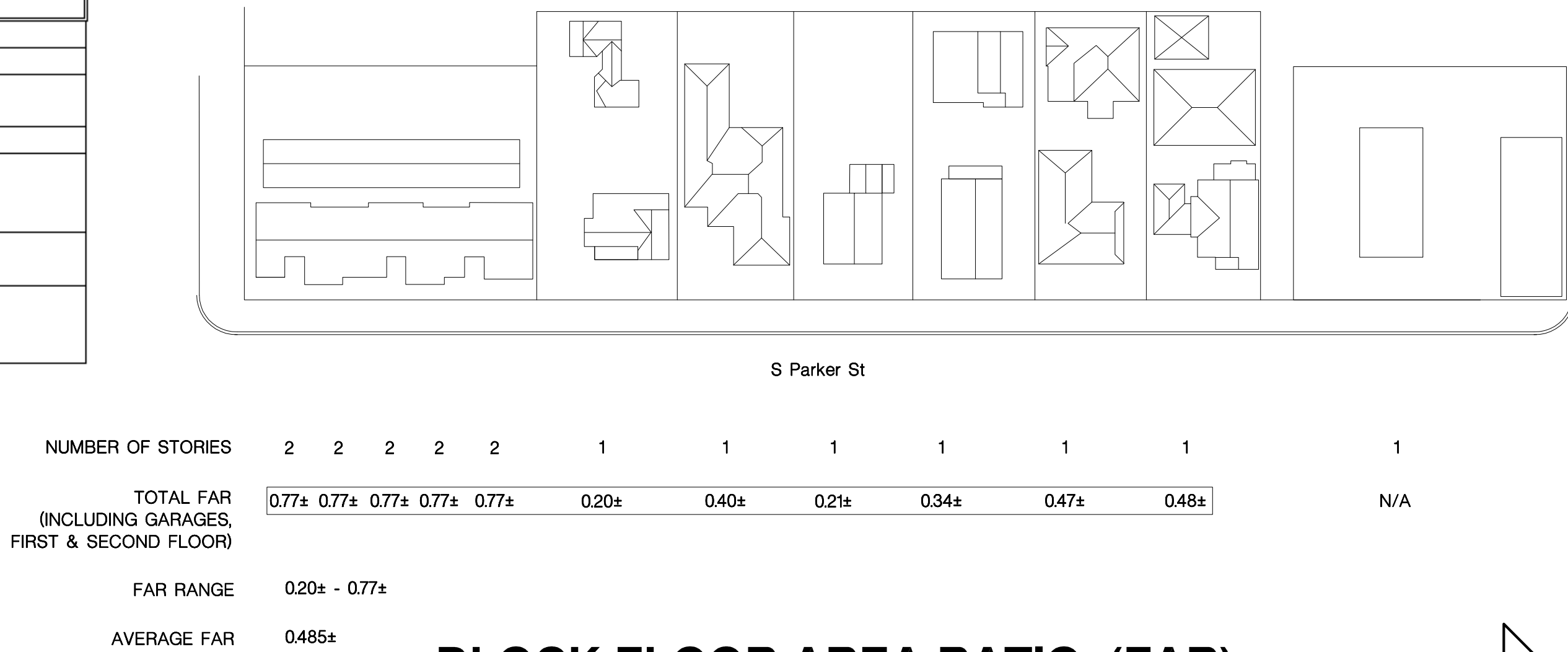
AB.	ANCHOR BOLT	EN	EDEG NAILING	PL	PLATE
ADJ.	ADJUSTABLE	ELEV.	ELEVATION	PENNY(G)	NAILS
ABV.	ABOVE	ENGR.	ENGINEER	PLYWD.	PLYWOOD
ACI.	AMERICAN CONCRETE INSTITUTE	EQ.	EQUAL EQUIP.	P.F.P.	POUNDERS PER SQUARE FOOT
AISC.	AMERICAN INSTITUTE OF STEEL CONSTR.	EXIST (E)	EXISTING EXPANSION	P.S.I.	POUNDS PER SQUARE INCH
A.S.T.M.	AMERICAN SOCIETY FOR TESTING & MATERIALS	FIN.	FINISH FIELD	PRESS.	PRESSURE
ARCH.	ARCHITECTURAL	F.L.	FLOOR	RADIUS	RADIUS
BM.	BEAM	FDG.	FOOTING	REINF.	REINFORCING
BO.	BOARD	F.T.	FOUNDATION	RECD.	REQUIRED
BK.	BLOCK	FRMG.	FRAMING	RM.	ROOM
BLKG.	BLOCK	GA.	GAUGE	SCHED.	SCHEDULE
BOT.	BOTTOM	GALV.	GALVANIZED	SHGT.	SHEATHING
BLDG.	BUILDING	G.L.D.	GLOW LAM BEAM	SHT.	SHEET
		GRD.	GRADE	SPEC.	SPECIFICATION
		HDR.	HOLD UP HANGER	STGR.	STAGGER
				STD.	STANDARD
CLG.	CEILING	HDR.	HEADER	STL.	STEEL
CLR.	CLEAR	HT.	HEIGHT	STIFFEN.	STIFFENER
COL.	COLUMN	HRZ.	HORIZONTAL	STRUCT.	STRUCTURE
CMU.	CONCRETE MASONRY UNIT	IN.	INSIDE DIAMETER	SQ.	SQUARE
		ID.	INTERIOR	SYM.	SYMMETRICAL
C.J.	CONSTRUCTION JOINT	INT.	JOIST	THICK	THICK
		JST.	JAM	UNIFORM	UNIFORM
CONC.	CONCRETE	L.T. WT.	LAMINATED LIGHT WEIGHT	UBC.	BUILDING CODE
CONN.	CONNECTION	MB.	MACHINE BOLT	UNCL.	UNLESS NOTED OTHERWISE
CONSTR.	CONSTRUCTION	MAS.	MASONRY		
CONT.	CONTINUOUS	MAX.	MAXIMUM		
DEMO.	DEMOLISH	MTL.	METAL	VERT.	VERTICAL
DET.	DETAIL	MIN.	MINIMUM	WT.	WEIGHT
DWG.	DRAWING	NOT TO SCALE		W.F.	WELDED WIRE FABRIC
DIAM. (ø)	DIAMETER	N.O. or #	NUMBER	W.W.M.	WELDED WIRE MESH
DIM.	DIMENSION	O.C.	ON CENTER	W/	WITH
DBL.	DOUBLE	OPNG.	OPENING		
DWS.	DRAWING	OPD.	OPENING	W.F.	WIDE FLANGE
EA.	EACH	OUT.	OUTSIDE DIA.	W/	WITH

## VICINITY MAP




*Development Standards Reference Table*  
*Residential Single-Family 6,000 sq. ft. (R1-6) Zoning District*

	Required/Permitted	Proposed	Code Section
<i>Rear Yard Setback</i>	10 feet	39 feet and 6 inches	17.14.070
<i>Side Yard Setback</i>	5 feet	5 feet	17.14.070
<i>Height</i>	2 Stories or 32 feet	14 feet and 11 inches	17.14.070
<i>Maximum FAR</i>	0.6	0.2066	17.14.070
<i>Distance from Neighboring Structures, Minimum</i>	6 feet	8 feet and 3 inches	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 and 4-inches each, two parking spaces	17.34.110

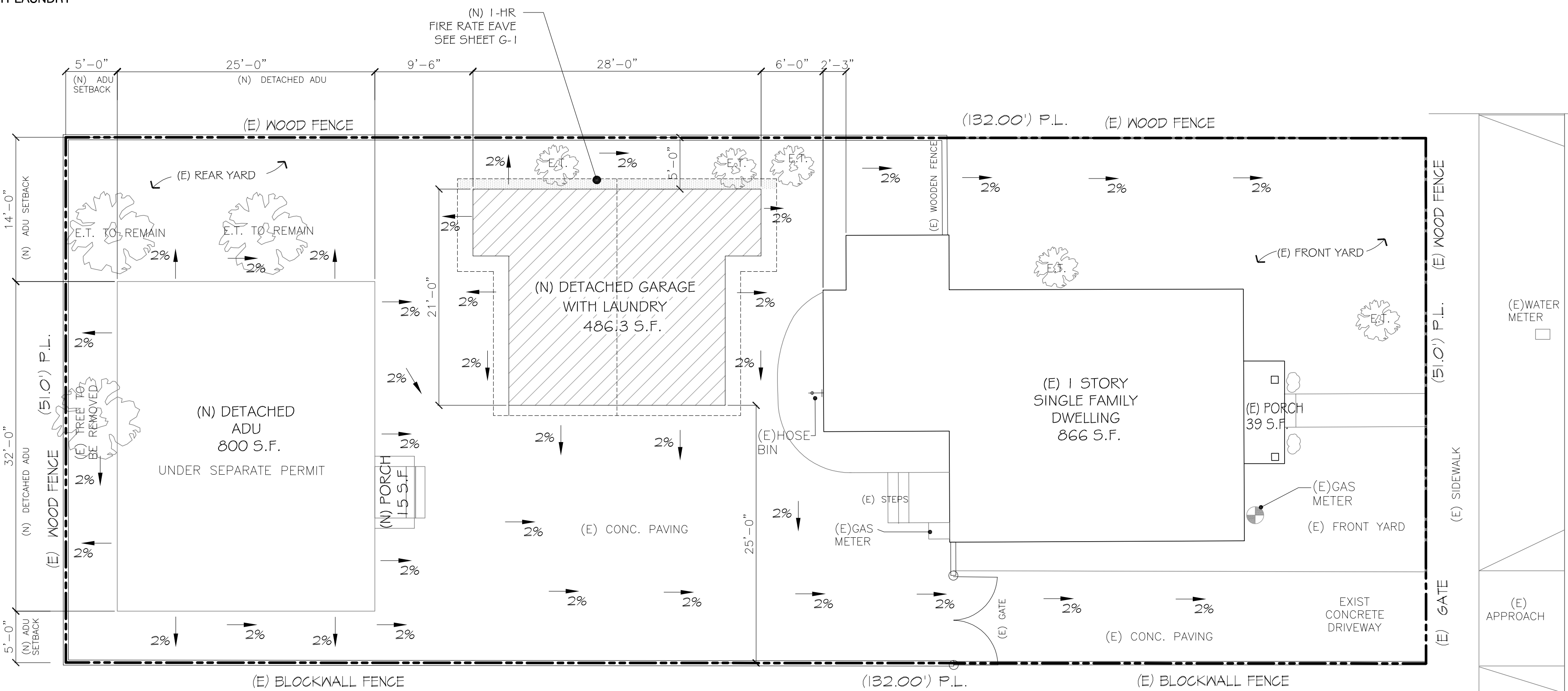


**BLOCK FLOOR AREA RATIO (FAR)**  
N.T.S.

NORTH 


LEGEND:

 NEW DETACHED GARAGE WITH LAUNDRY  
486.3 S.F



## SITE PLAN

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



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	8/5/25
SHEET NO.	

C-1

# ALLSTAR

**DESIGN & ENGINEERING GROUP**  
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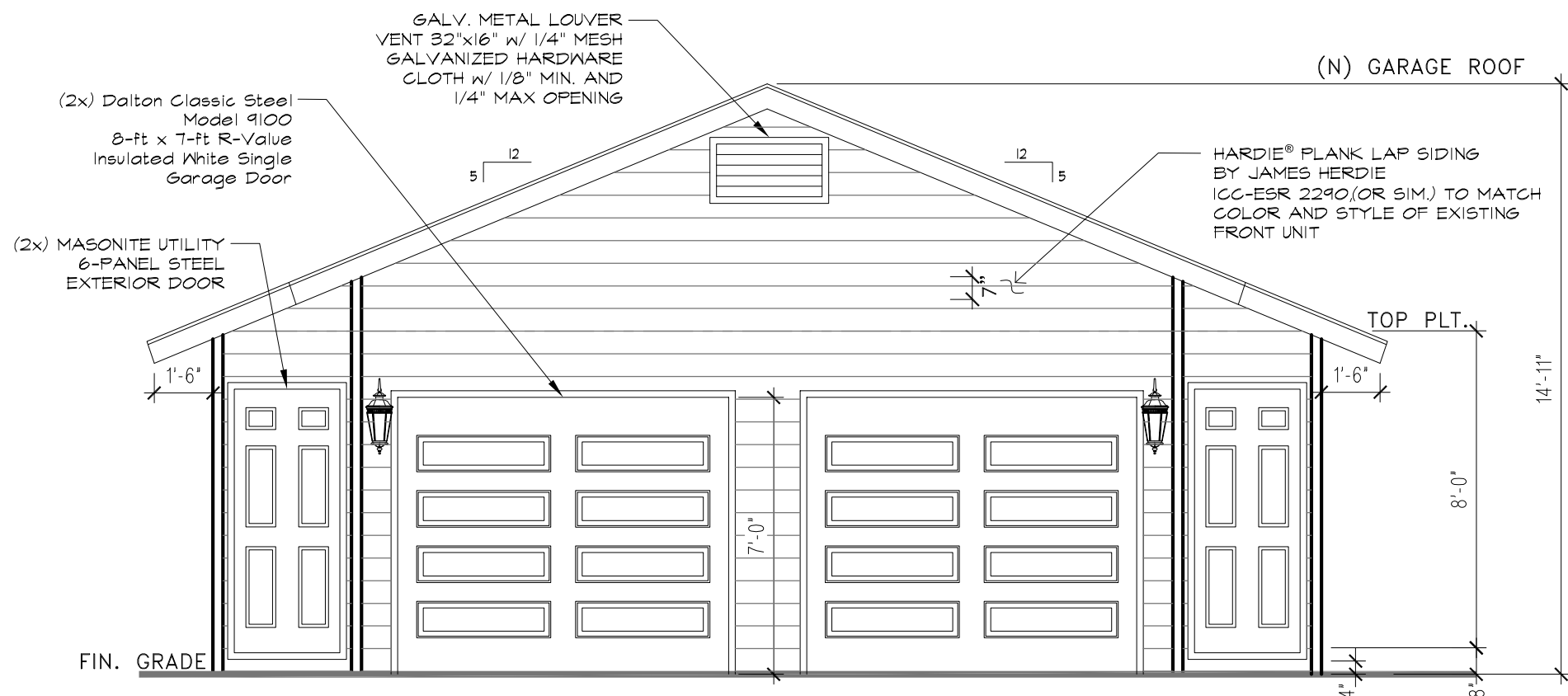
DOOR SCHEDULE					
NO.	DOOR SIZE	DOOR	FRAME	HDWR. NOTES	LOCATION
1	2'-8"x6'-8"	STEEL	WD.	SOLID CORE	GARAGE
2	8'-0"x7'-0"	VINYL	WD.	SECTIONAL DOOR	GARAGE DOOR

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

WALL LEGEND	
	NEW 2 x 4 STUD WALL

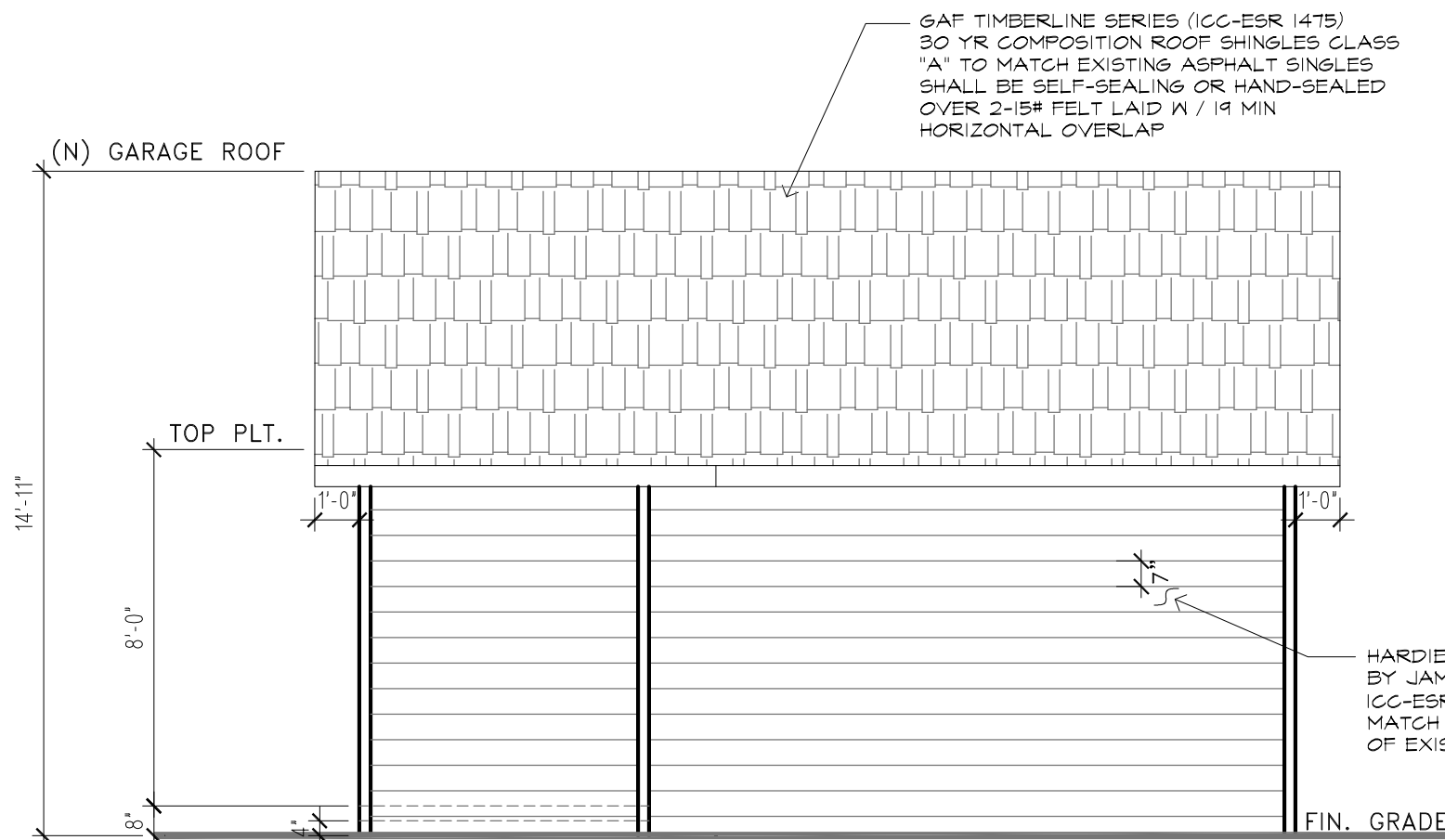
ELECTRICAL LEGEND		UTILITY LEGEND	
	DUPLEX OUTLET		WATER HOSE BIB
	DUPLEX OUTLET 220 VOLTS		COLD WATER
	DUPLEX OUTLET WATERPROOF GROUND FAULT INTERRUPTER		HOT WATER
	ELECT SWITCH THREE WAY		HOSE BIB WITH SHUT OFF VALVE
	ELECT SWITCH FOUR WAY		GAS VALVE KEY
	WALL MOUNTED LIGHT FIXTURE PHOTOCONTROL/MOTION SENSOR COMBINATION		FUEL GAS
	RECESSED DOWNLIGHT WITH DIMMER SHALL BE SEALED TYPE	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.	
	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.		EXHAUST FAN & LIGHT COMBO
	VAPOR PROOF		EX.FAN
	TV JACK		FAN (5 AIR CHANGES PER HR.) (50 CFM)
	DUPLEX OUTLET GROUND FAULT INTERRUPTER ELECTRICAL		VENTED TO OUTSIDE AIR LIGHT FIXTURE 1'x4' FLUORESCENT SURFACE MOUNT LIGHT

9. WASHING MACHINE SPACE - PROVIDE RECESSED BOX WATER AND WASTE
10. 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.
- 29A. MECHANICAL VENTILATION - PROVIDE EXHAUST FAN. FAN SHALL BE CAPABLE OF PROVIDING (5) AIR CHANGES PER HOUR.



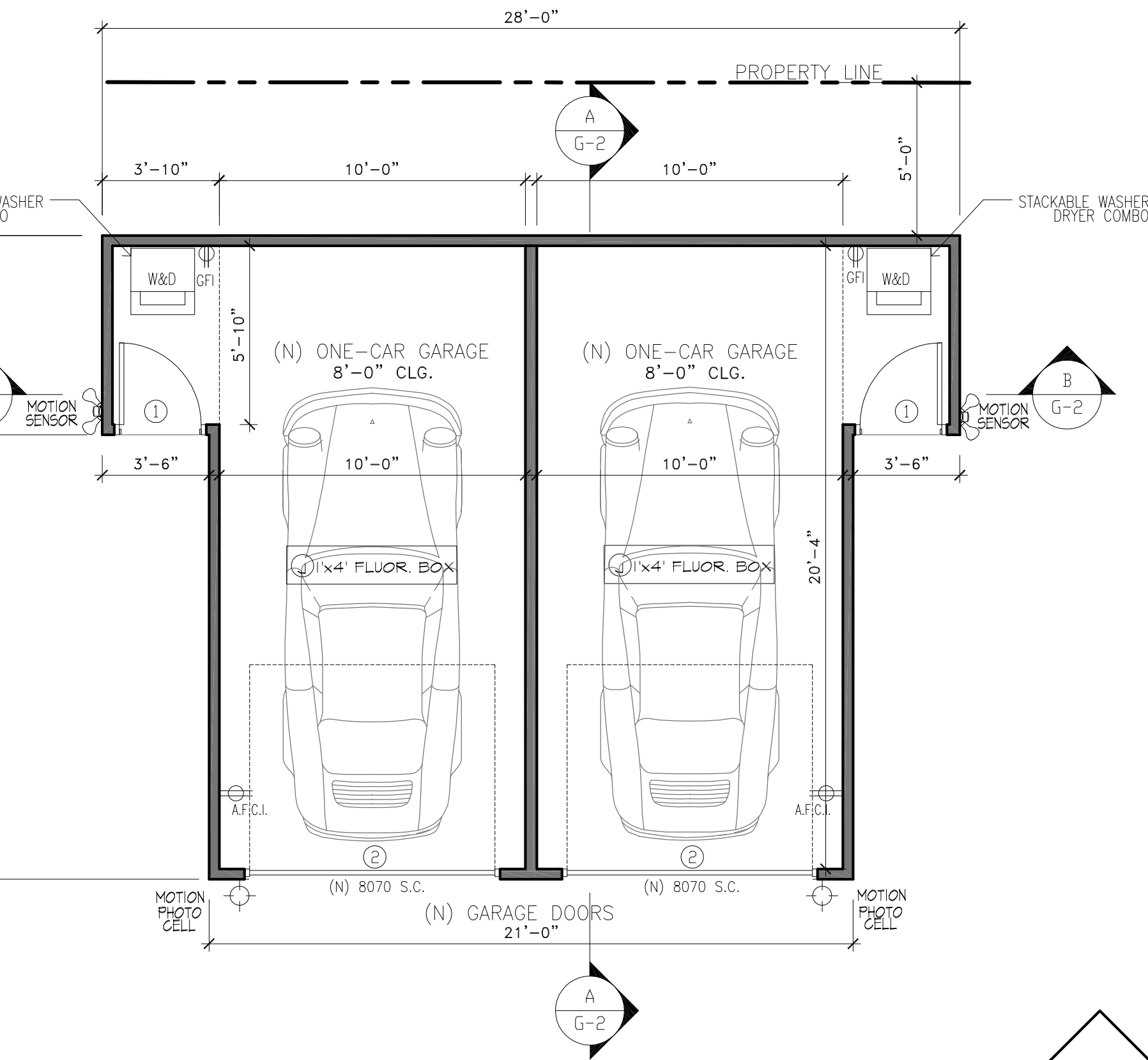
DETACHED GARAGE FRONT ELEVATION

SOUTH



DETACHED GARAGE LEFT ELEVATION

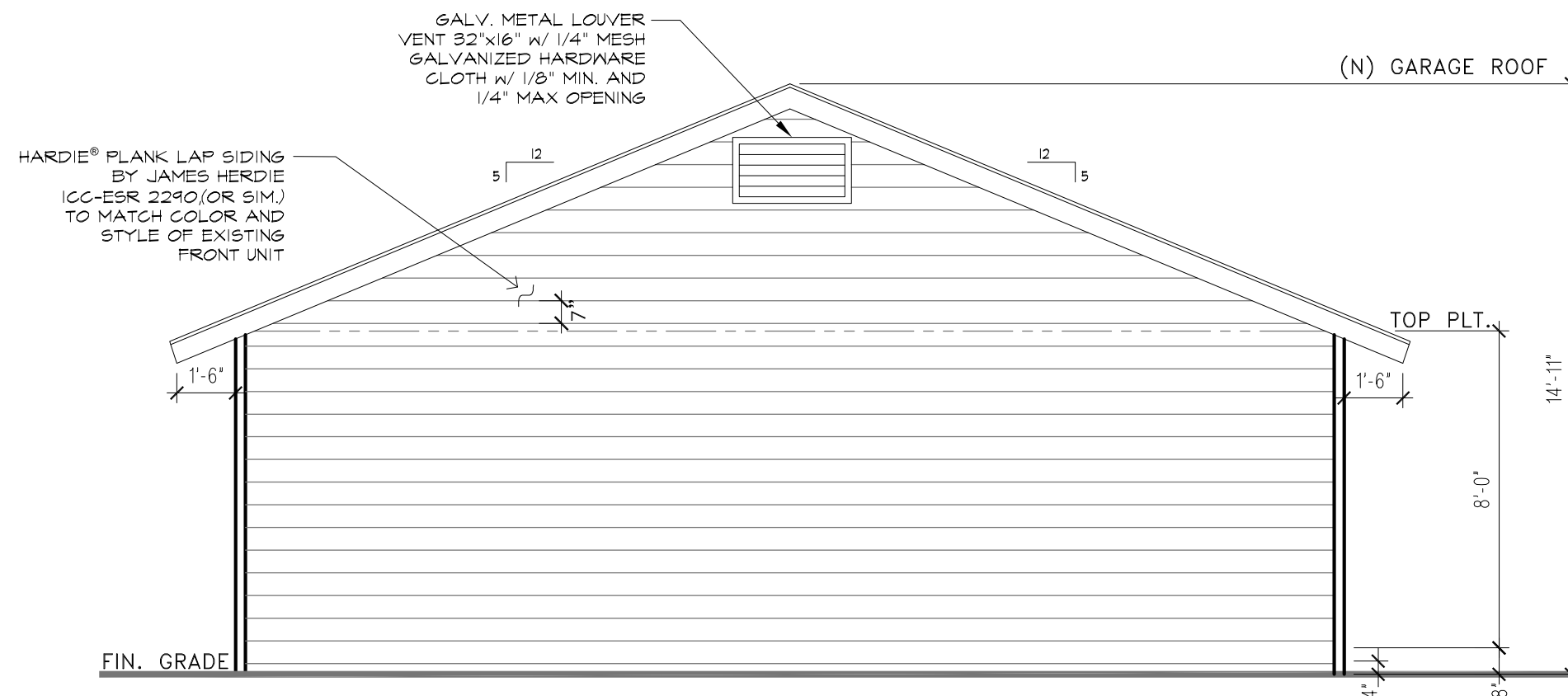
WEST



PROPOSED TWO-CAR GARAGE WITH LAUNDRY FLOOR PLAN

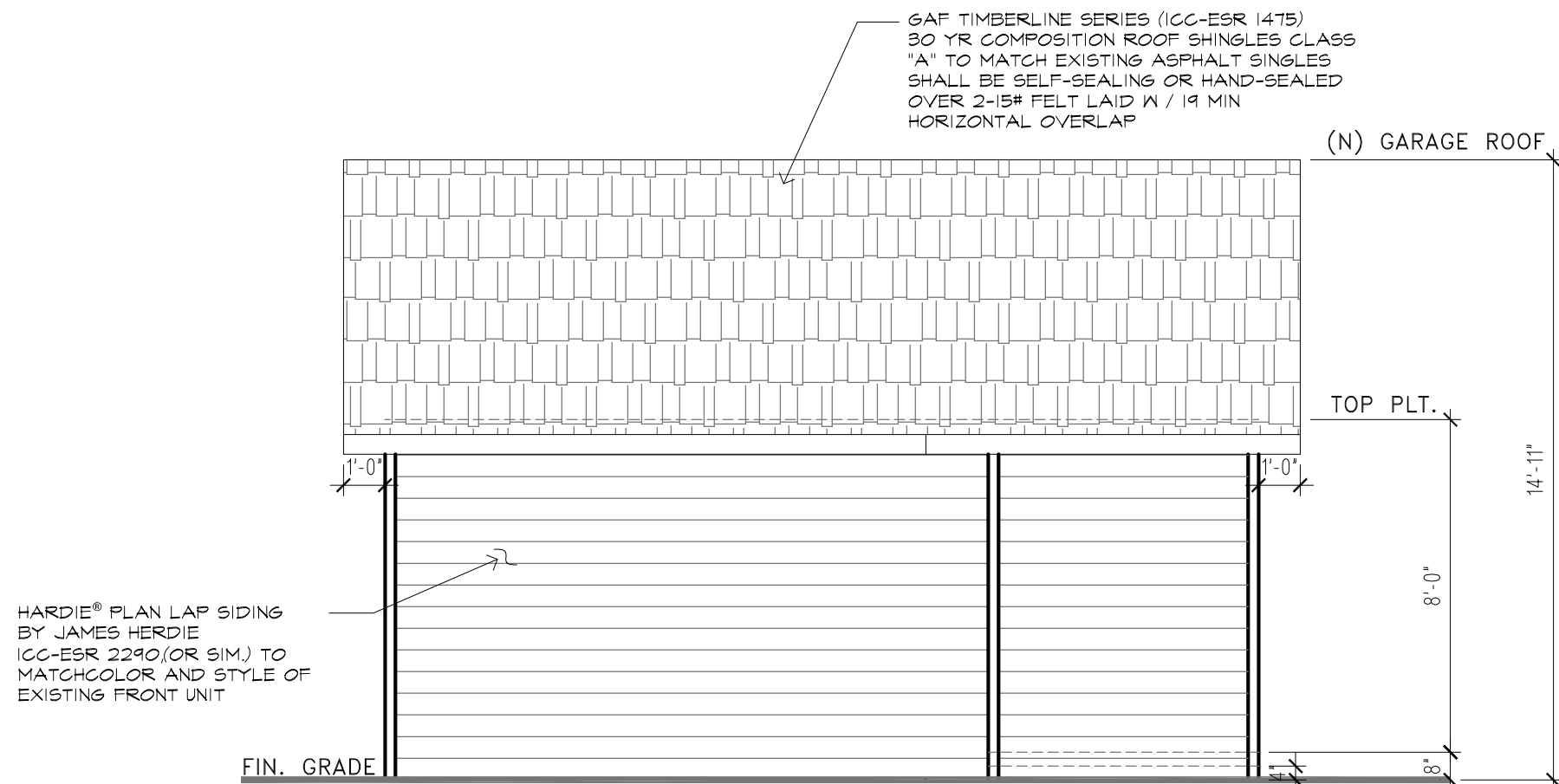
( 486.3 SQ. FT. )

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



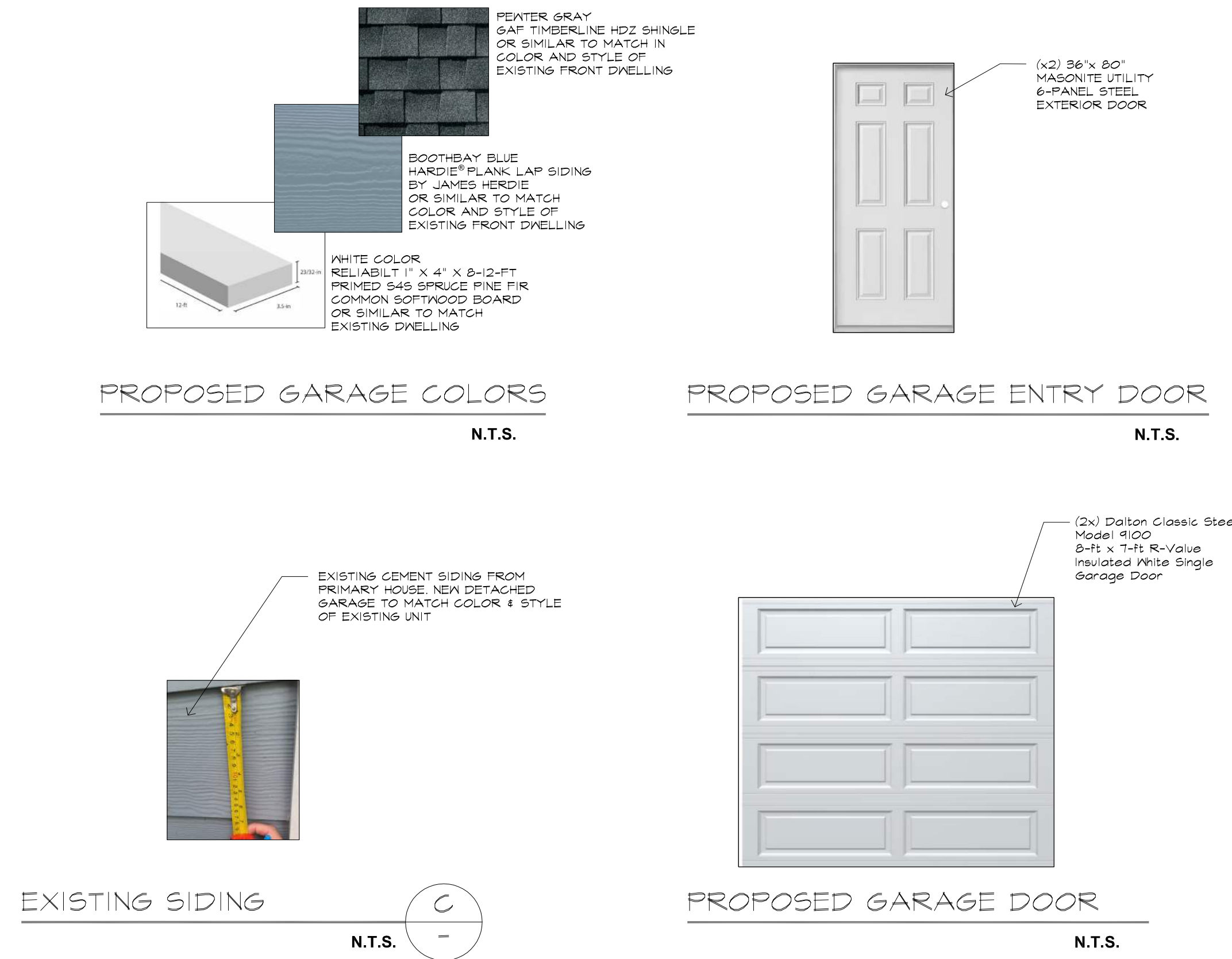
DETACHED GARAGE REAR ELEVATION

NORTH



DETACHED GARAGE RIGHT ELEVATION

EAST

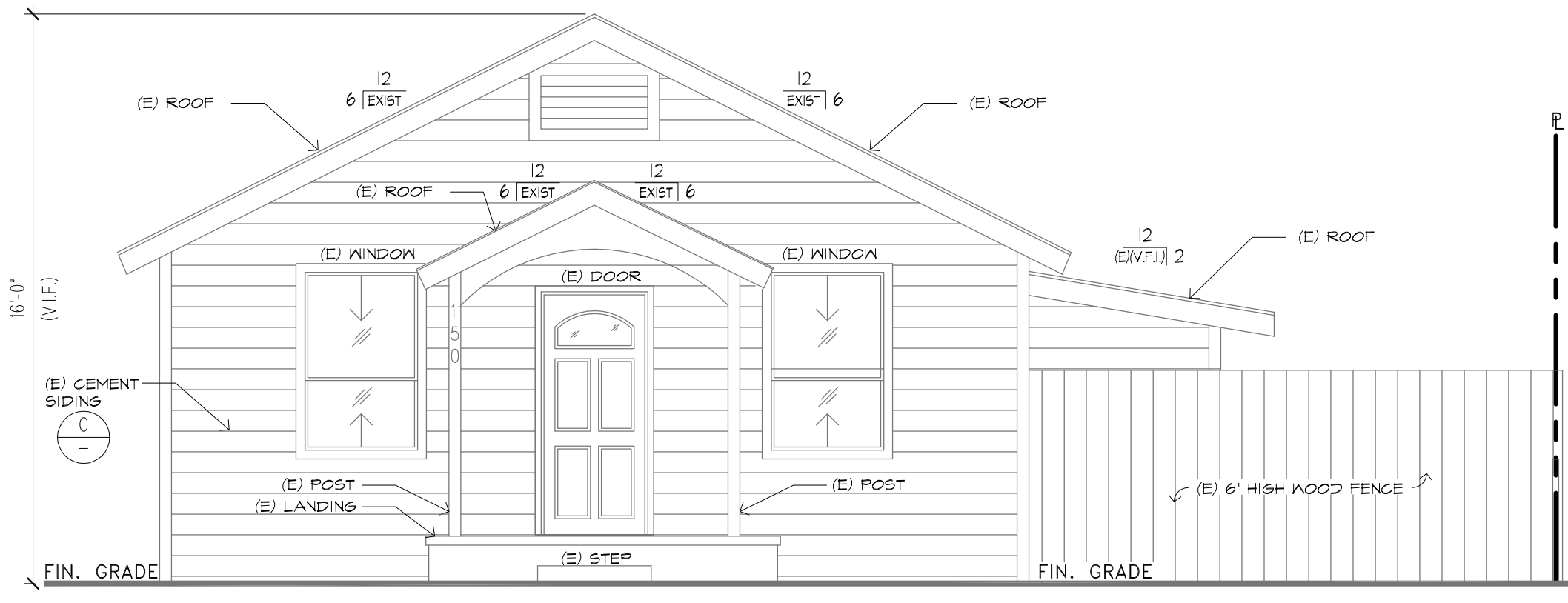


EXISTING SIDING

N.T.S.

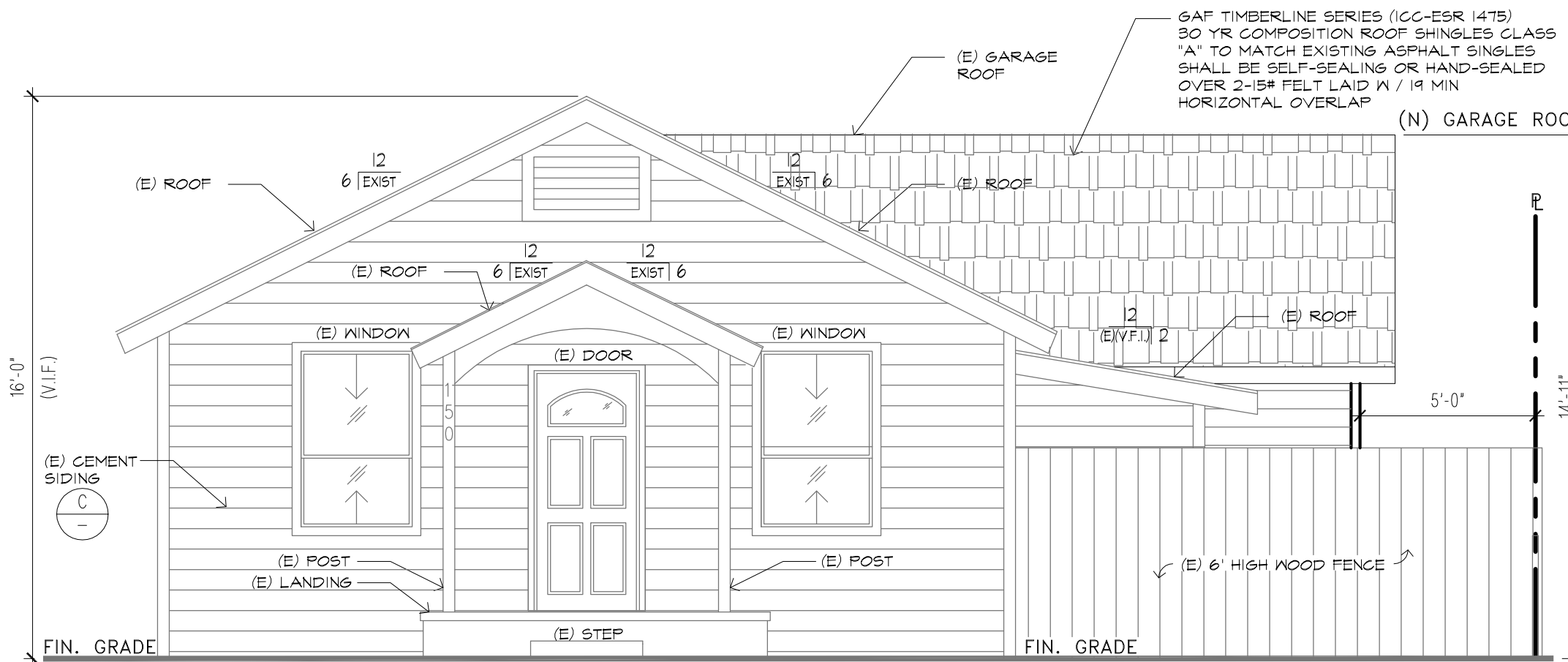
PROPOSED GARAGE DOOR

N.T.S.



EXISTING HOUSE ELEVATION

EAST



PROPOSED GARAGE ELEVATION AT THE REAR OF (E) HOUSE

EAST

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REVISIONS  
BY

NEW DETACHED GARAGE WITH LAUNDRY  
150 S PARKER ST. ORANGE, CALIFORNIA 92668  
FLOOR PLAN / ELEVATIONS

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DRAWN: J.N.  
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G-1



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

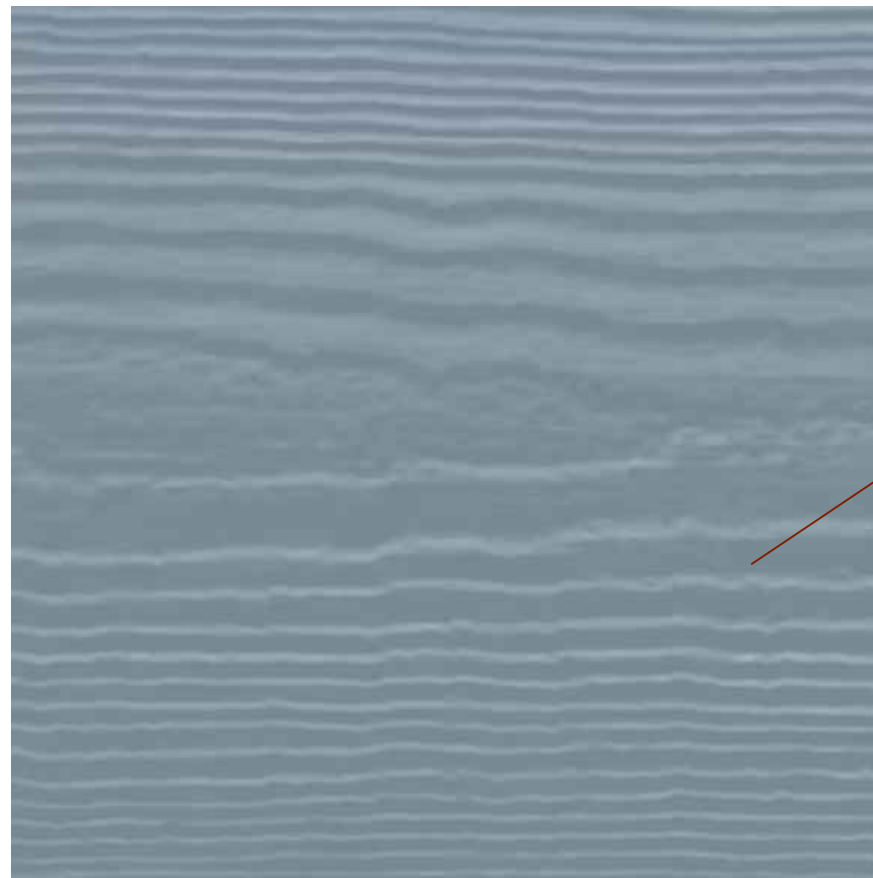


G-2

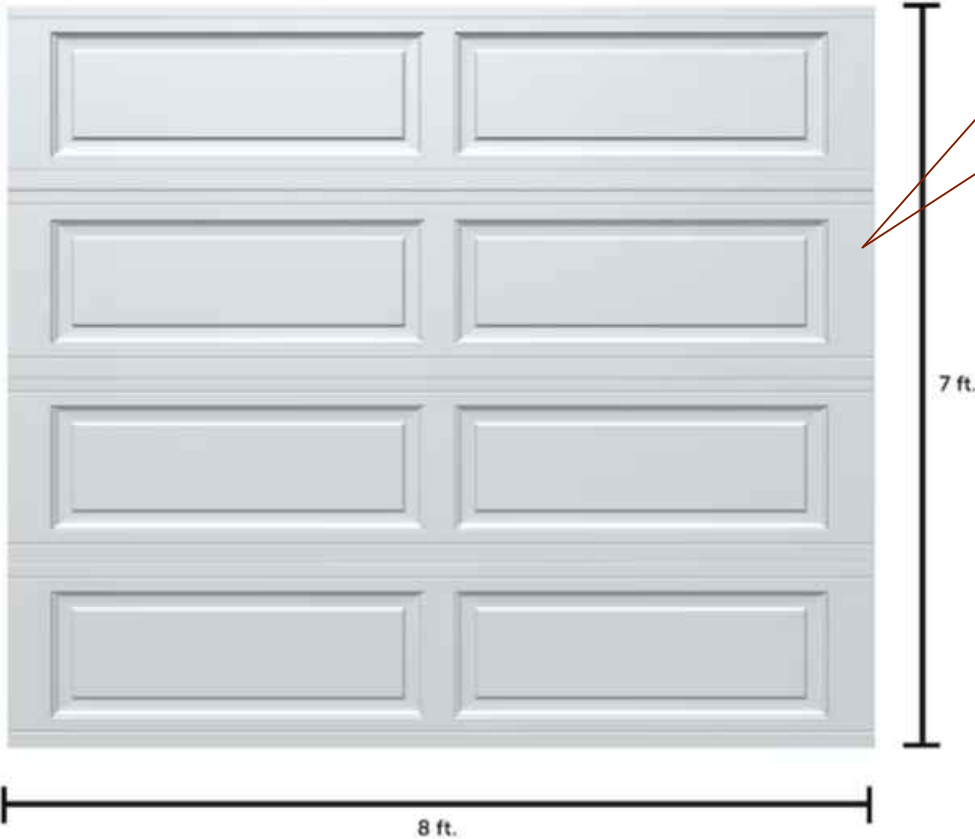




GALV. METAL LOUVER VENT 32"x16" w/  
1/4" MESH GALVANIZED HARDWARE CLOTH  
w/ 1/8" MIN. AND 1/4" MAX OPENING



JAMES HERDIE  
HARDIE®/ PLANK LAP SIDING  
ICC-ESR 2290,(OR SIM.)  
COLOR: BOOTHBAY BLUE



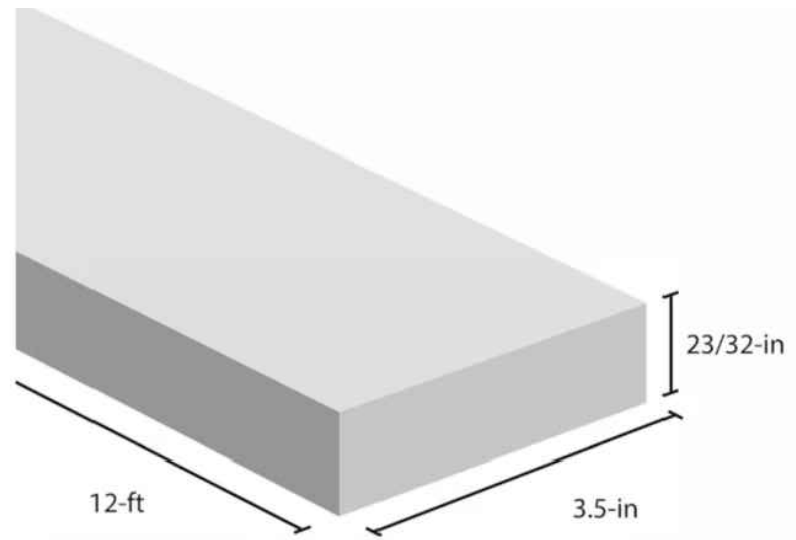
LOWE'S  
DALTON CLASSIC STEEL MODEL 9100  
8-FT X 7-FT R-VALUE INSULATED WHITE SINGLE  
GARAGE DOOR



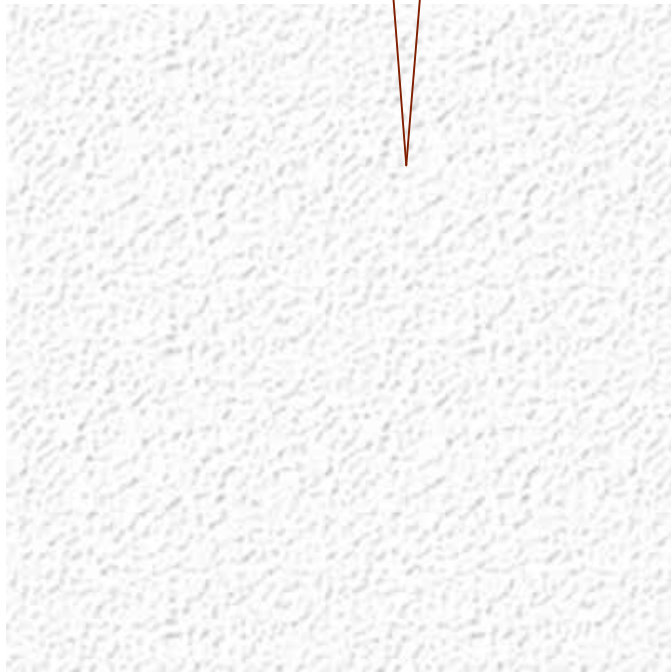
GAF  
TIMBERLINE HDZ PEWTER GRAY ALGAE  
RESISTANT LAMINATED HIGH DEFINITION  
SHINGLES



MASONITE  
36 IN. X 80 IN. UTILITY  
6-PANEL PRIMED STEEL  
PREHUNG FRONT DOOR  
WITH NO BRICKMOLD



LOWE'S  
RELIABL 1" X 4" X 8-12-FT PRIMED S4S  
SPRUCE PINE FIR COMMON SOFTWOOD BOARD  
COLOR WHITE



OMEGA  
1C005 OMEGA WHITE BASE 10

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NEW DETACHED GARAGE WITH LAUNDRY

150 S PARKER ST. ORANGE, CALIFORNIA 92868

COLOR AND MATERIALS BOARD

REVISIONS	BY

JOB NO.	24-045
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