

PROPERTY INFORMATION:

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

SITE & BUILDING DATA

LOT/PARCEL AREA:	6,732 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
COLOR AND MATERIALS BOARD	CB

APPLICABLE CODES:

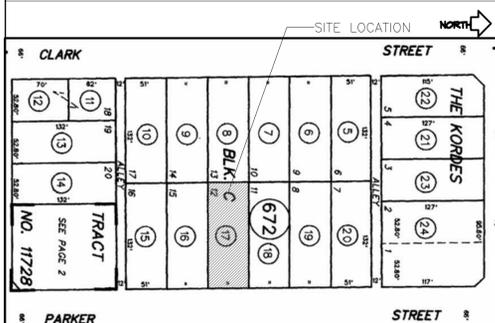
ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES AND LOCAL ORDINANCES:

- * 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

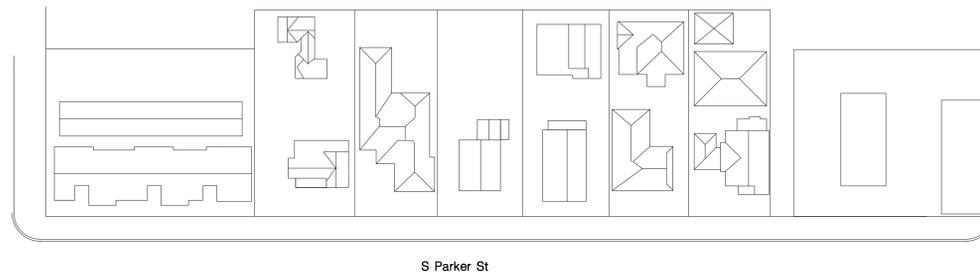
AB. ANCHOR BOLT	EN. EDGE NAILING	PL. PLATE
ADJ. ADJUSTABLE	ELEV. ELEVATION	PENNY(Ø) NAILS
ABV. ABOVE	ENGR. ENGINEER	PLYWD. PLYWOOD
ACI. AMERICAN CONCRETE INSTITUTE	EQ. EQUAL EQUIPMENT	P.S.F. POUNDS PER SQUARE FOOT
AISC. AMERICAN INSTITUTE OF STEEL CONSTR.	EXIST (E) EXISTING	P.S.I. POUNDS PER SQUARE INCH
ASTM. AMERICAN SOCIETY FOR TESTING & MATERIALS	EXP. EXPANSION	PRESS. PRESSURE
ARCH. ARCHITECTURAL	FIN. FINISH	R. RADIUS
BM. BEAM	FN. FIELD NAILING	REIN. REINFORCING
BD. BOARD	FLR. FLOOR	RECD. REQUIRED
BLK. BLOCK	FTG. FOOTING	RM. ROOM
BLKG. BLOCKING	FDN. FOUNDATION	SCHED. SCHEDULE
BOT. BOTTOM	FRMG. FRAMING	SHTG. SHEATHING
BLDG. BUILDING	GA. GAUGE	SHT. SHEET
CLG. CEILING	GALV. GALVANIZED	SIM. SIMILAR
CLR. CLEAR	GLB. GLUE LAM BEAM	SPEC. SPECIFICATION
COL. COLUMN	GRD. GRADE	STGR. STAGGER
CMU. CONCRETE MASONRY UNIT	HDR. HANGER	STD. STANDARD
C.J. CONSTRUCTION JOINT	HDR. HEADER	STL. STEEL
CONC. CONCRETE	HT. HEIGHT	STIFFEN. 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
DIM. DIMENSION	MB. MACHINE BOLT	VERT. VERTICAL
DBL. DOUBLE	MAS. MASONRY	WT. WEIGHT
DWG. DRAWING	MAX. MAXIMUM	WWF. WELDED WIRE FABRIC
EA. EACH	MTL. METAL	WWM. WELDED WIRE MESH
	MIN. MINIMUM	WF. WIDE FLANGE
	N.T.S. NOT TO SCALE	W/ WITH
	NO. # NUMBER	
	O.C. ON CENTER	
	OPNG. OPENING	
	OPP. OPPOSITE	
	OD. OUTSIDE DIA.	

VICINITY MAP



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

	Required/Permitted	Proposed	Code Section
Rear Yard Setback	10 feet	39 feet and 6 inches	17.14.070
Side Yard Setback	5 feet	5 feet	17.14.070
Height	2 Stories or 32 feet	14 feet and 11 inches	17.14.070
Maximum FAR	0.6	0.2066	17.14.070
Distance from Neighboring Structures, Minimum	6 feet	8 feet and 3 inches	17.14.160
Number of Parking Spaces	two	two	17.34.060
Garage Dimensions, Minimum	10-foot by 20-foot per space	10-foot by 20-foot and 4-inches each, two parking spaces	17.34.110



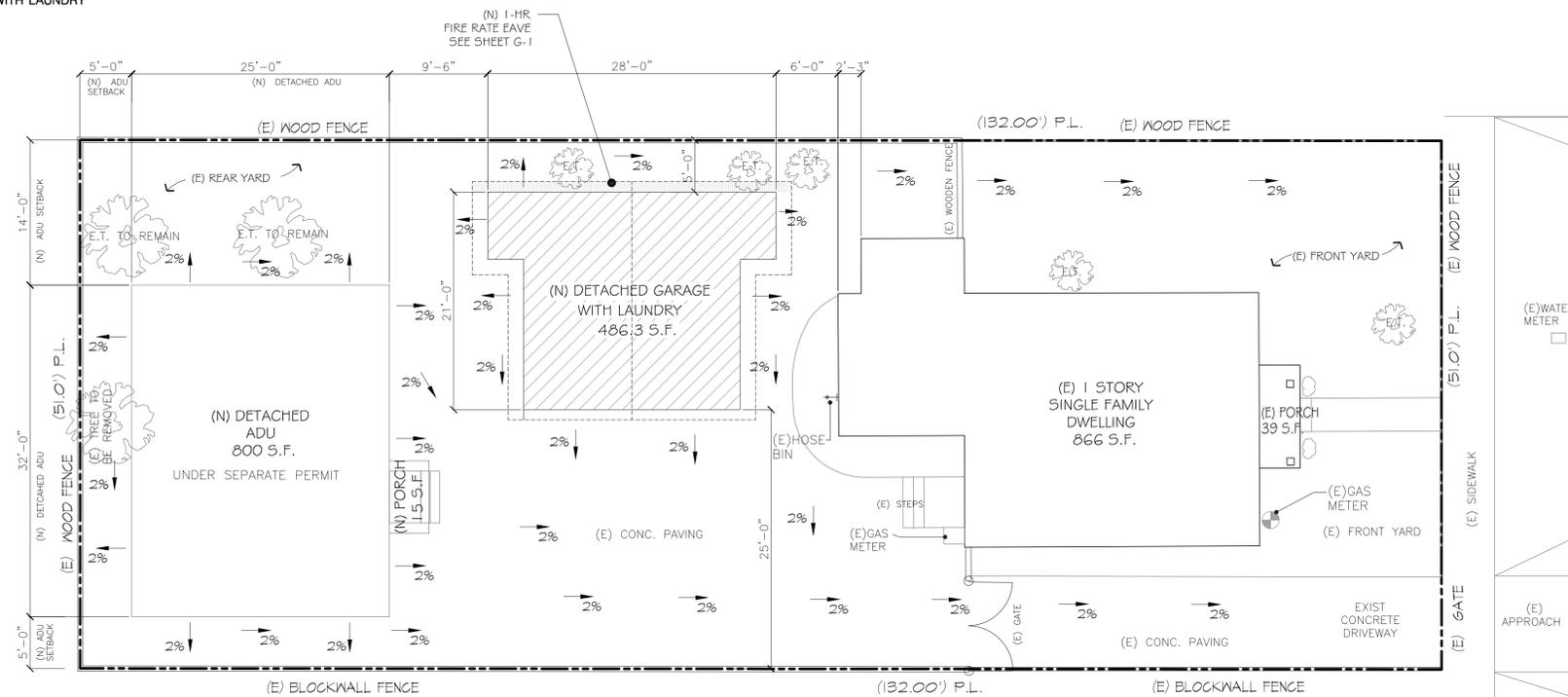
NUMBER OF STORIES	2 2 2 2 2 1 1 1 1 1 1 1
TOTAL FAR (INCLUDING GARAGES, FIRST & SECOND FLOOR)	0.77± 0.77± 0.77± 0.77± 0.77± 0.20± 0.40± 0.21± 0.34± 0.47± 0.48± N/A
FAR RANGE	0.20± - 0.77±
AVERAGE FAR	0.485±

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 POPPLAR 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	8/5/25
SHEET NO.	C-1

ALL DRAWINGS, DESIGNS, SPECIFICATIONS, REPRESENTED HEREIN ARE THE ORIGINAL AND UNPUBLISHED PROPERTY OF ALLSTAR ENGINEERING GROUP AND SHALL NOT BE REPRODUCED, DISCLOSED OR USED BY OTHERS WITHOUT PROPER WRITTEN CONSENT OF ALLSTAR ENGINEERING GROUP. VIEWING THESE DOCUMENTS CONSTITUTES ACCEPTANCE OF THESE CONDITIONS. ALL RIGHTS RESERVED.

DOOR SCHEDULE						
NO.	DOOR SIZE	DOOR	FRAME	HDWR. NOTES	LOCATION	UNITS
1	2'-8"x6'-8"	STEEL	W.D.	SOLID CORE	GARAGE	2
2	8'-0"x7'-0"	VINYL	W.D.	SECTIONAL DOOR	GARAGE DOOR	2

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

WALL LEGEND	
	NEW 2 x 4 STUD WALL

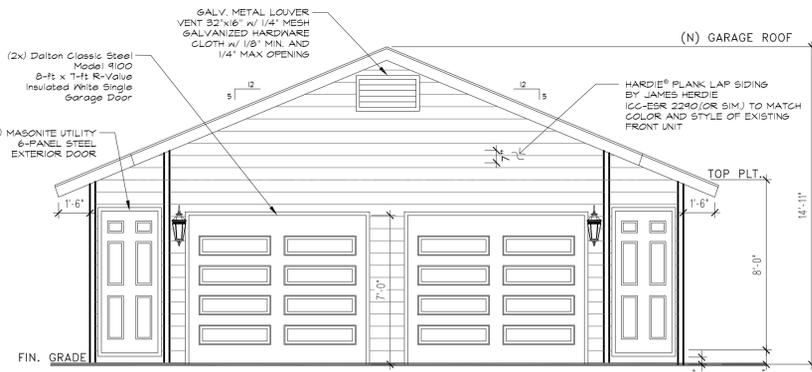
ELECTRICAL LEGEND

- DUPLEX OUTLET
- DUPLEX OUTLET 220 VOLTS
- DUPLEX OUTLET WATERPROOF GROUND FAULT INTERRUPTER
- ELECT SWITCH THREE WAY
- ELECT SWITCH FOUR WAY
- PHOTO CELL MOTION
- LED LIGHT FIXTURE
- V.P. VAPOR PROOF
- T.V. TV JACK
- D.F.G.I. DUPLEX OUTLET GROUND FAULT INTERRUPTER ELECTRICAL

UTILITY LEGEND

- H.B. WATER HOSE BIB ANTI-SIPHON TYPE
- C.W. COLD WATER STUB OUT
- H.W. HOT WATER STUB OUT
- H.B. HOSE BIB WITH SHUT OFF VALVE
- KEY GAS VALVE KEY
- F.G. FUEL GAS
- EXH.FAN EXHAUST FAN & LIGHT COMBO
- EX.FAN EXHAUST W/ HUMIDISTAT FAN (5 AIR CHANGES PER HR.) (50 CFM)
- LIGHT FIXTURE 1x4 FLUORESCENT SURFACE MOUNT LIGHT

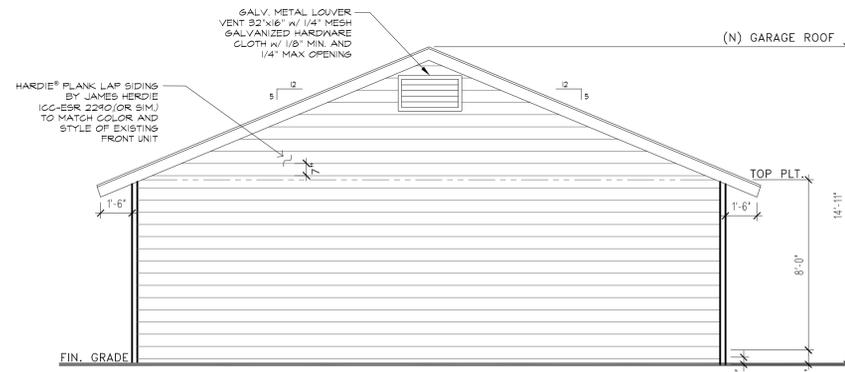
9. WASHING MACHINE SPACE - PROVIDE RECESSED BOX WATER AND WASTE
10. DRYER SPACE - PROVIDE VENT OUTSIDE AIR PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL SIZE AND LOCATION OF THE DRYER VENT AND SHALL CONFORM TO ALL THE APPLICABLE CODES AND REGULATIONS.
- 29A. MECHANICAL VENTILATION - PROVIDE EXHAUST FAN. FAN SHALL BE CAPABLE OF PROVIDING (5) AIR CHANGES PER HOUR.



DETACHED GARAGE FRONT ELEVATION

SOUTH

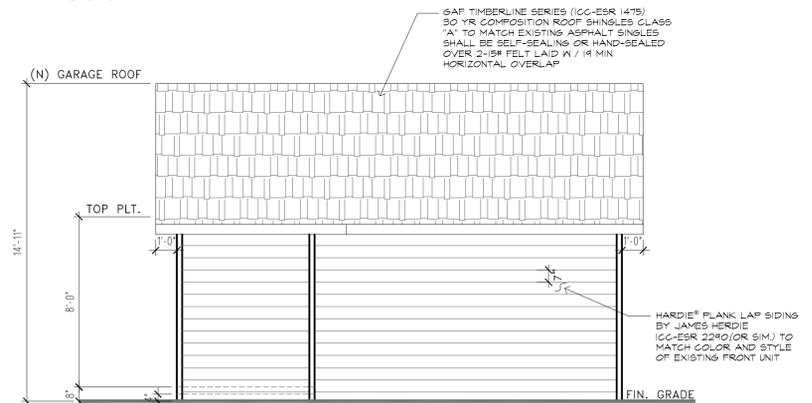
SCALE: 1/4"=1'-0"



DETACHED GARAGE REAR ELEVATION

NORTH

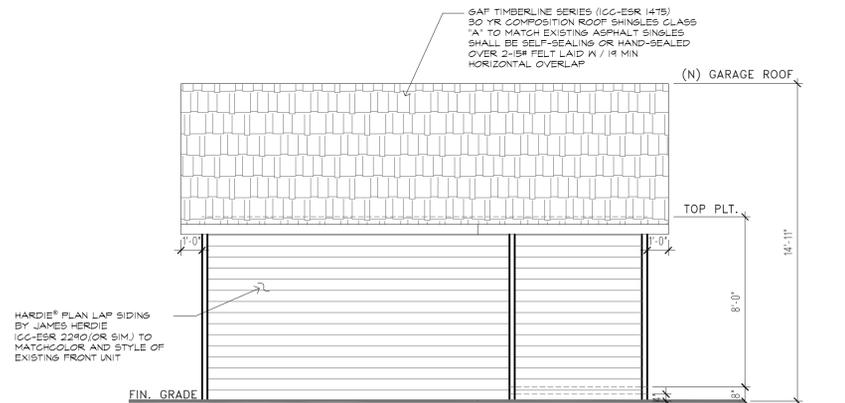
SCALE: 1/4"=1'-0"



DETACHED GARAGE LEFT ELEVATION

WEST

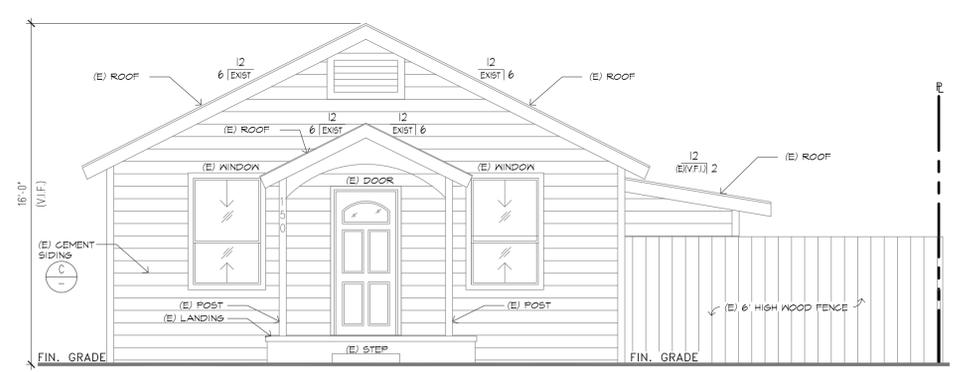
SCALE: 1/4"=1'-0"



DETACHED GARAGE RIGHT ELEVATION

EAST

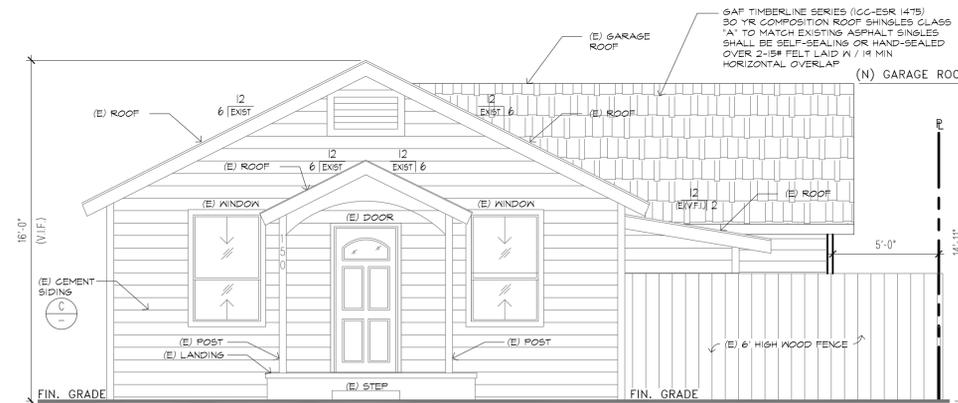
SCALE: 1/4"=1'-0"



EXISTING HOUSE ELEVATION

EAST

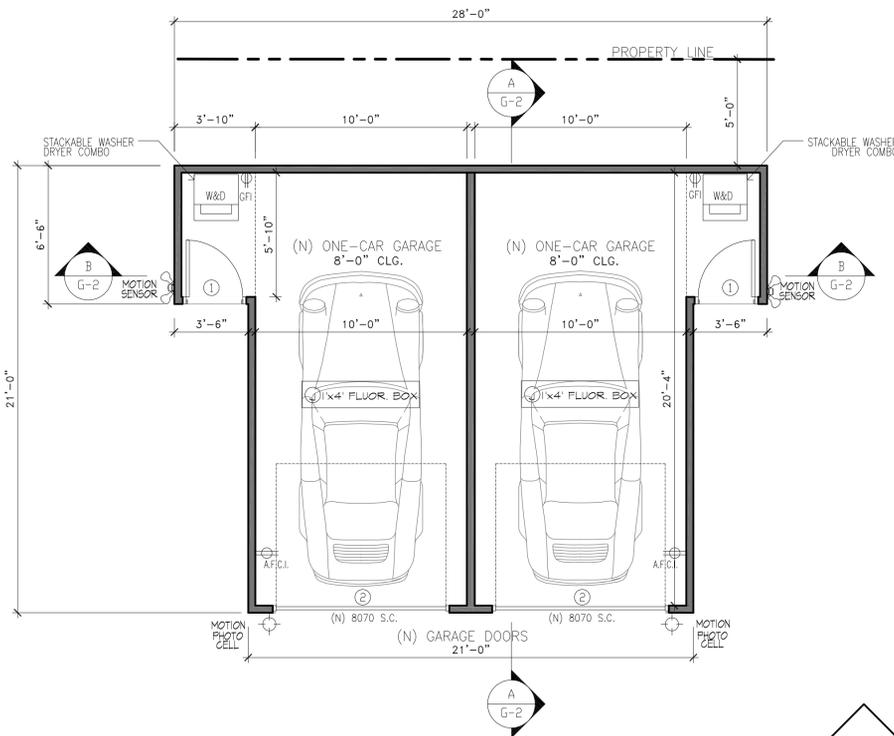
SCALE: 1/4"=1'-0"



PROPOSED GARAGE ELEVATION AT THE REAR OF (E) HOUSE

EAST

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



PROPOSED TWO-CAR GARAGE WITH LAUNDRY FLOOR PLAN

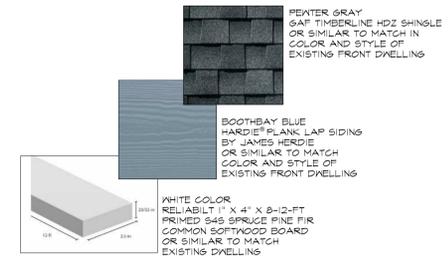
(486.3 SQ. FT.)

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



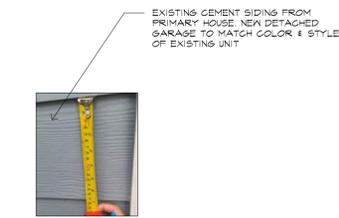
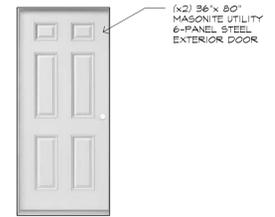
PROPOSED GARAGE COLORS

N.T.S.



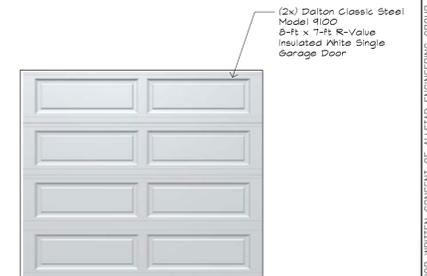
PROPOSED GARAGE ENTRY DOOR

N.T.S.



EXISTING SIDING

N.T.S.



PROPOSED GARAGE DOOR

N.T.S.

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

REVISIONS	BY

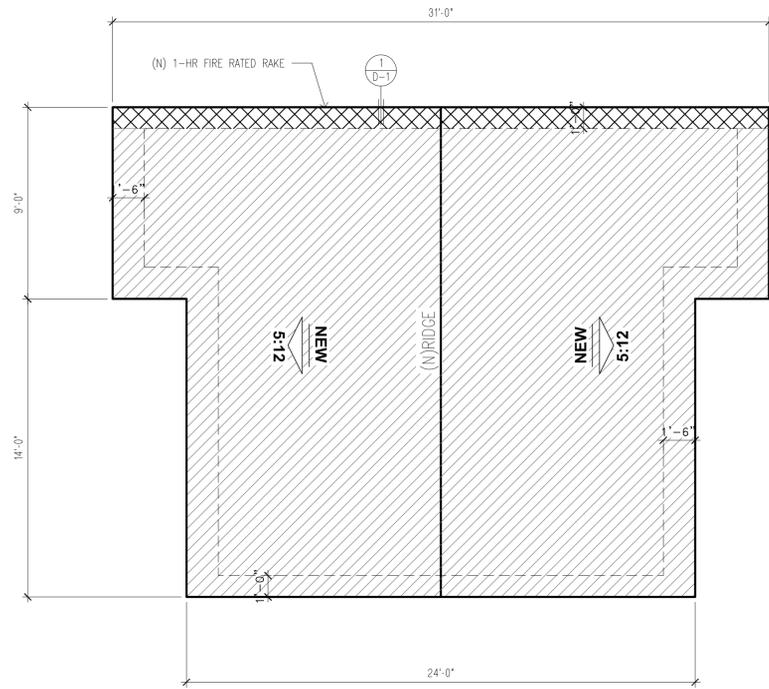
NEW DETACHED GARAGE WITH LAUNDRY
150 S PARKER ST. ORANGE, CALIFORNIA 92868
FLOOR PLAN / ELEVATIONS

JOB NO.	24-045
DRAWN:	J.N.
CHECKED:	A.B.
SCALE:	NOTED
DATE:	8/5/25
SHEET NO.	

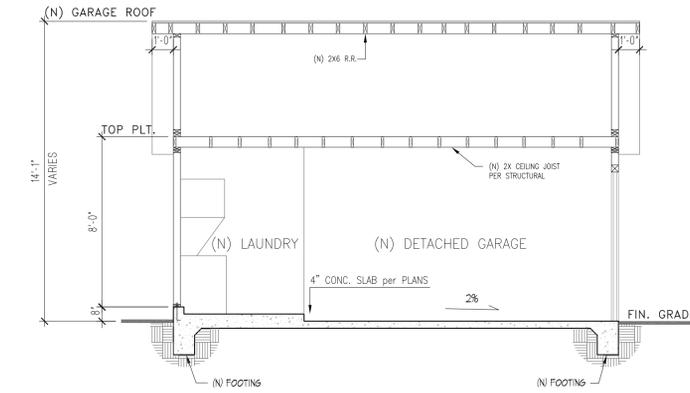
G-1

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

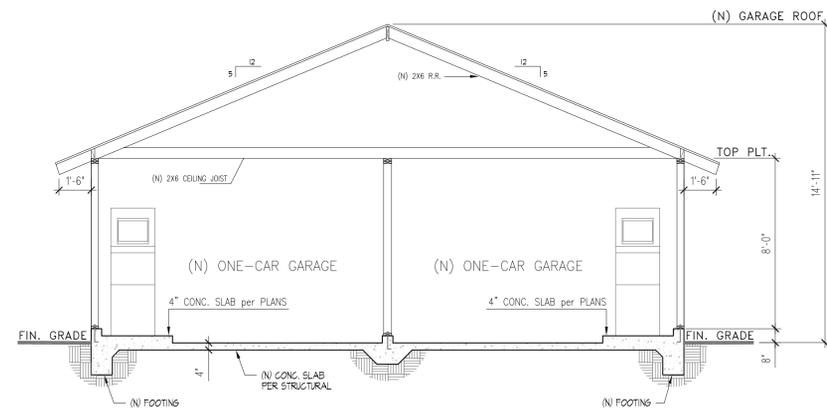
GAF Timberline Cool Series Shingles
 COOL ANTIQUE SLATE:
 SOLAR REFLECTANCE INDEX(SRI) = 29
 INITIAL SOLAR REFLECTANCE = 0.27
 THERMAL EMITTANCE = 0.92



(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:	8/5/25
SHEET NO.	

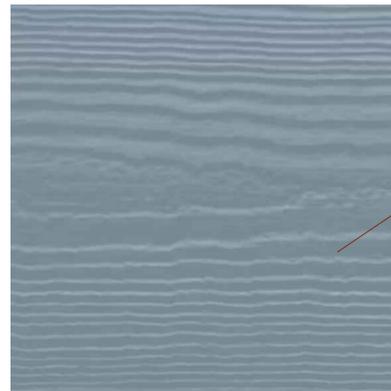
ALL DRAWINGS, DESIGNS, SPECIFICATIONS REPRESENTED HEREIN ARE THE ORIGINAL AND UNPUBLISHED PROPERTY OF ALLSTAR ENGINEERING GROUP. VIEWING THESE DOCUMENTS CONSTITUTES ACCEPTANCE OF THESE CONDITIONS. ALL RIGHTS RESERVED.



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



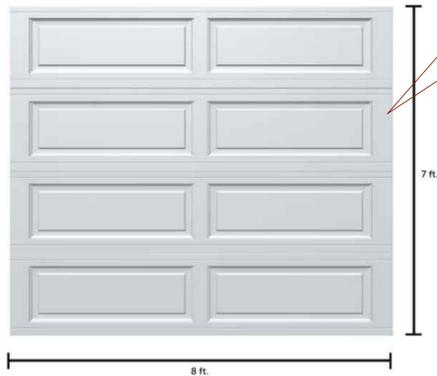
GAF
TIMBERLINE HDZ PEWTER GRAY ALGAE
RESISTANT LAMINATED HIGH DEFINITION
SHINGLES



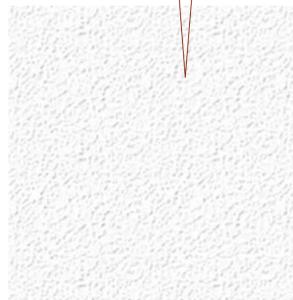
JAMES HERDIE
HARDIE®/ PLANK LAP SIDING
ICC-ESR 2290.(OR SIM.)
COLOR: BOOTHBAY BLUE



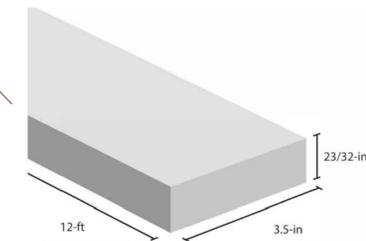
MASONITE
36 IN. X 80 IN. UTILITY
6-PANEL PRIMED STEEL
PREHUNG FRONT DOOR
WITH NO BRICKMOLD



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



OMEGA
1C005 OMEGA WHITE BASE 10



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

REVISIONS	BY

NEW DETACHED GARAGE WITH LAUNDRY
150 S PARKER ST. ORANGE, CALIFORNIA 92868
COLOR AND MATERIALS BOARD

JOB NO.	24-045
DRAWN:	J.N.
CHECKED:	A.B.
SCALE:	NOTED
DATE:	8/5/25
SHEET NO.	

ALL DRAWINGS, DESIGNS, SPECIFICATIONS REPRESENTED HEREIN ARE THE ORIGINAL AND UNPUBLISHED PROPERTY OF ALLSTAR ENGINEERING GROUP AND SHALL NOT BE REPRODUCED, DISCLOSED OR USED BY OTHERS WITHOUT PRIOR WRITTEN CONSENT OF ALLSTAR ENGINEERING GROUP. VIEWING THESE DOCUMENTS CONSTITUTES ACCEPTANCE OF THESE CONDITIONS. ALL RIGHTS RESERVED.