

			CT SUMMARY TABLES	OVERLAN DISTRICT		lices less
XISTING USE PROPOS		ZONING DESIGNATION	GENERAL PLAN LAND USE DESIGNATION	OVERLAY DISTRICT		When adjacent to 16.50 6 feet perpendicular parking (Multi-
ngle family Residence Single fa	Imily Residence with JADU	R-2	Low Medium Density Residential	None		Family only)
		ZONING	STANDARDS			Parking area screening from a public street with 5-gallon
DESCRIPTION	OMC SECTION	REQUIRED	EXISTING	PROPOSED	CONFORMS	
DESCRIPTION	ONIC SECTION	REQUIRED	EXISTING	T NOT OSED	(yes/no)	Family only)
OT AREA	17.14.070 & 17.14.080	6720	6720	6720	yes	Trash Enclosures require a 4- 16.50
T WIDTH	17.14.070 & 17.14.080	60	60	60	yes	foot wide landscape planter on
OT DEPTH	17.14.070 & 17.14.080					at least 2 sides (Multi-Family only)
1AX. BUILDING HEIGHT	17.14.070 (& 17.14.100	35	13	13.9	yes	Trees required, "unless 16.50
Note: use average finished gr						determined otherwise through
s defined in the "Building Hei efinition from OMC Section	ight"					site plan and design review"
7.04.021)						(Multi-Family only)
ETBACKS:	17.14.070 & 17.14.090					Trees to be removed 16.50
						Existing trees to be preserved 16.50
Front Yard	17.14.070 & 17.14.090	20	20	20	yes	
Rear Yard	17.14.070 & 17.14.090					Trees to be added 16.50
		5	44.6	5	yes	25 percent of required trees 16.50
Side Yard	17.14.070 & 17.14.090	5	3	5	yes	shall be 24-inch box and 75 percent shall be in 15 gallon
Side Yard	17.14.070 & 17.14.090	_				containers (Multi-Family only)
Side Tara		5	16.9	5	yes	Shrubs shall be 5-gallon except 16.50
OT COVERAGE	17.14.070			34%		for groundcover (Multi-Family
LOOR AREA RATIO (FAR)	17.14.070	0.70		0.33	yes	only)
TILIZING GROSS FLOOR AREA	A					Shrubs are encouraged at the foundation lines of all building
NCLUDE ALL ACCESSORY TRUCTURES)						elevations seen from the street
nimum Unit Size (R-3 & R-4	17.14.130 & 17.14.140					in 4-foot minimum width
nes)	7,11,11,100 66 1,711 11,110					planters. Shrubs shall be
quired Open Space:	17.14.070 & 17.14.110					spaced at 3 feet on center
vate	17.14.110					(Multi-Family only)
mmon	17.14.110					Street trees required as determined by the design
ANDSCAPING: For landscapin						review process. (Multi-Family
andards refer to Page 26-28 of						only)
ity of Orange Landscape Standa	ards					Percent of Parking Area (Multi- 16.50
nd Specifications Front Yard	16.50 & 17.12.040(E)					Family only)
Rear Yard	16.50 & 17.12.040(E)					IRRIGATED AREA TOTAL 16.50
Interior Side Yard	16.50 & 17.12.040(E)					Irrigated area added 16.50
interior side raid	10.00 & 17.112.000(E)					Irrigated area removed 16.50
Street Side Yard (if applicabl	le) 16.50 & 17.12.040(E)					FENCE HEIGHT 17.12.070
	, [(L)	I				Front Yard 17.12.070(B) 17.12.070(P)
						Interior Side Yard(s) 17.12.070(B) 17.12.070(P)
						Street Side Yard 17.12.070(B)
						Rear Yard         17.12.070(B)           PARKING         17.14.200 & 17.34
						TRASH ENCLOSURE SIZE (Multi- 16.50 Family only)
						LIGHTING 17.12.030
						Kelvins 17.12.030
						Fixture Type/Blinder 17.12.030
						Parking lot footcandles 15.52.080(J)

2. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'. (R401.3); DRAINS OR

SWALES SHALL BE CONSTRUCTED IF PHYSICAL BARRIERS PROHIBIT 6" OF FALL.

THE FINE AGGREGATES THROUGH AN ACID WASH OR LIGHT RETARDANT FINISH.

BASE OF THE BUILDINGS OR COTTAGE GARDENS WITH A VARIETY OF PLANTINGS.

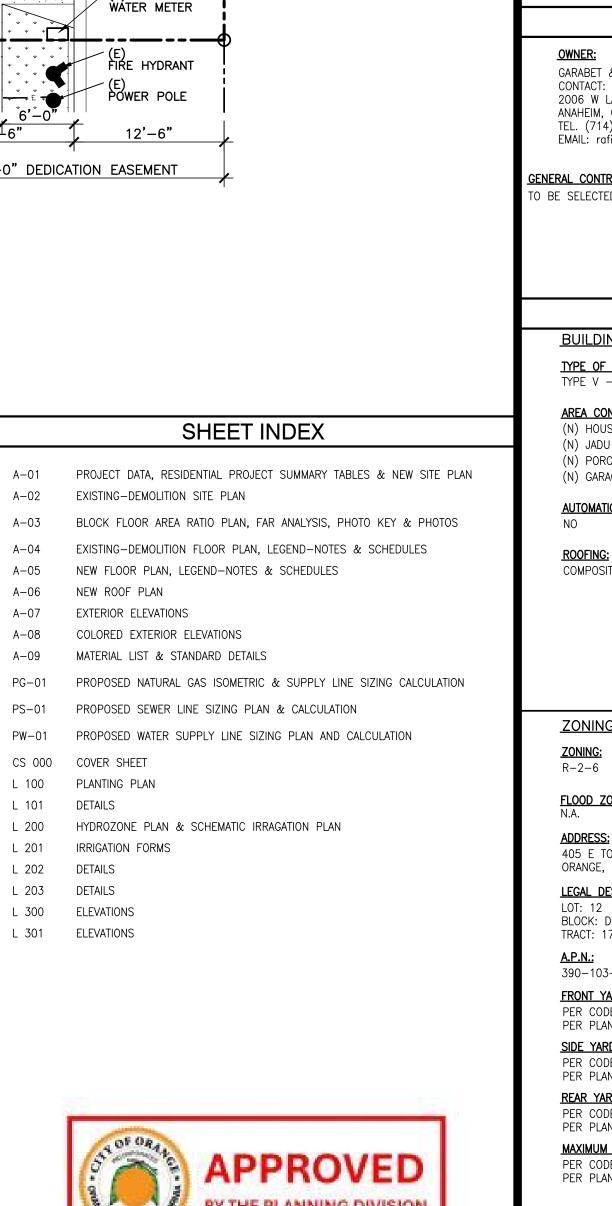
RESIDENTIAL PROJECT SUMMARY TABLES

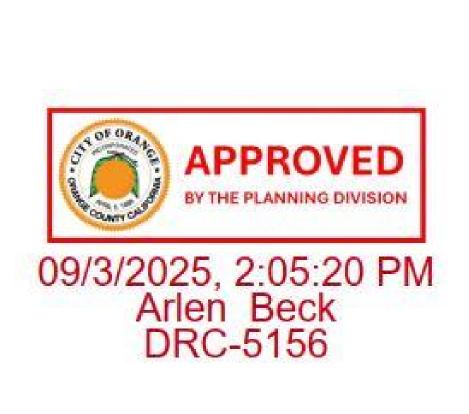
3. ALL NEW CONCRETE PAVING TO BE NATURAL GREY CONCRETE, TEXTURED TO EXPOSE

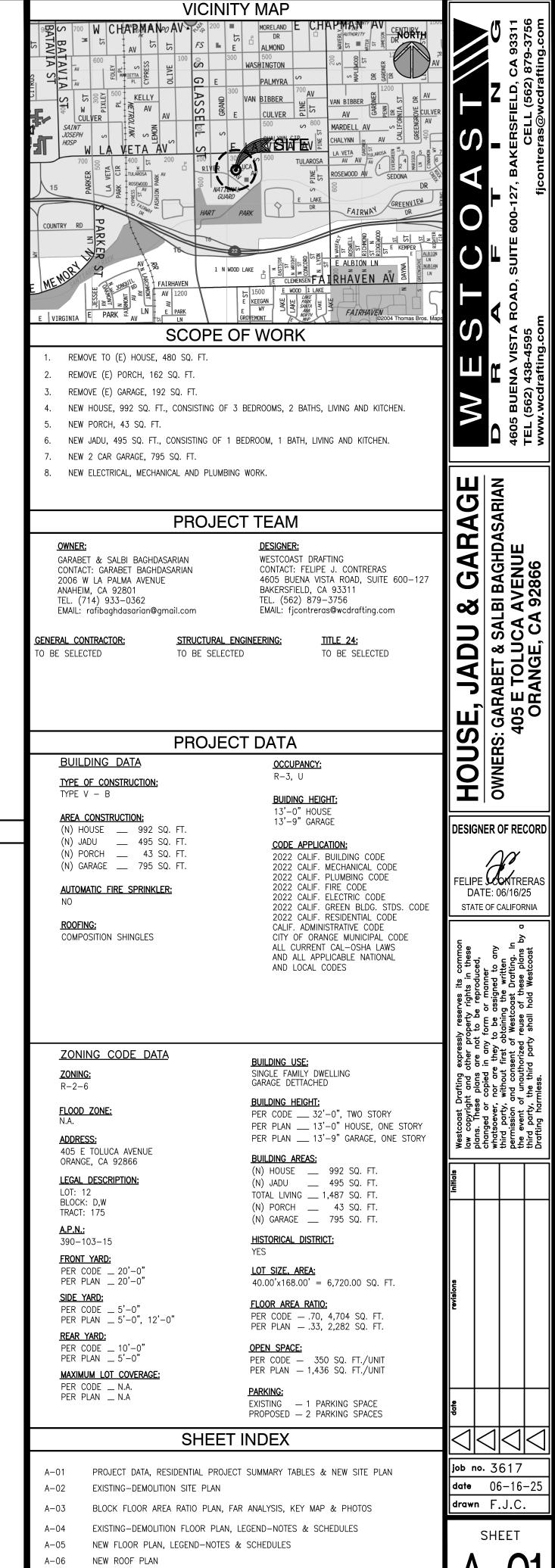
4. PROVIDE AT FRONT YARD LOW-GROWING LAWNS WITH FOUNDATION PLANTINGS AT THE



½" 0" ½" 1"

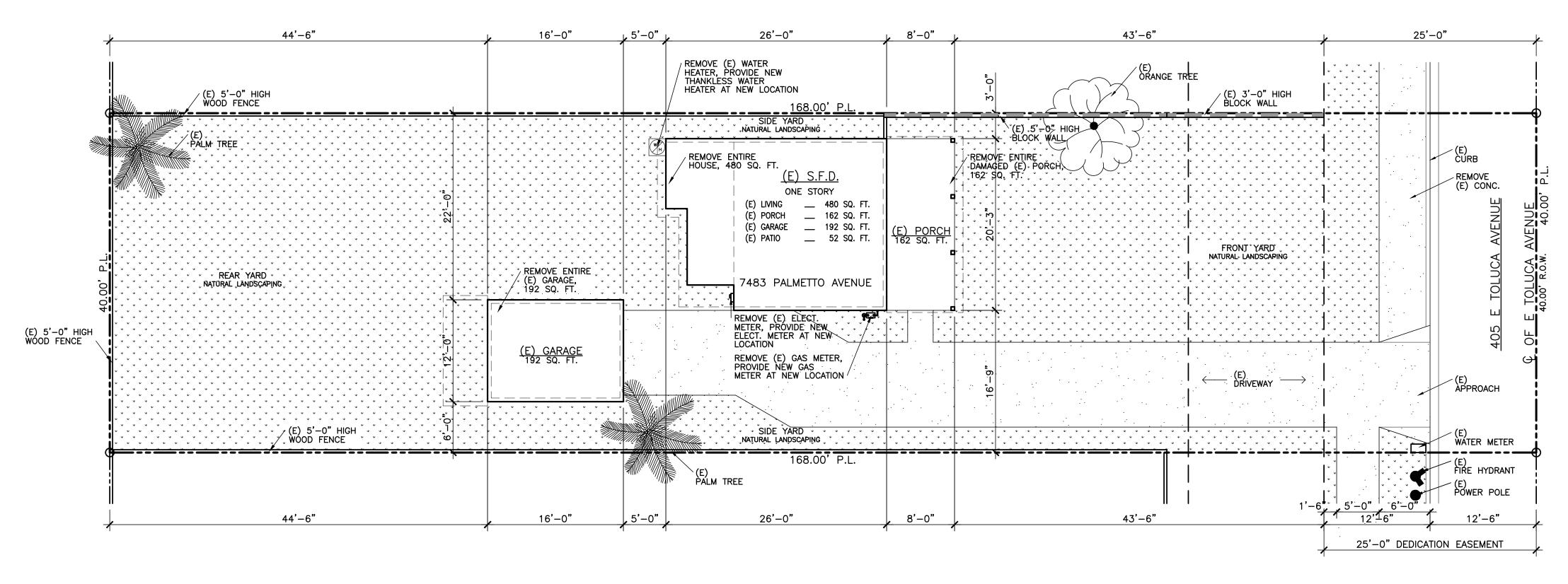






EXTERIOR ELEVATIONS A-08 COLORED EXTERIOR ELEVATIONS

A-09 MATERIAL LIST



EXISTING-DEMOLITION SITE PLAN

4' 0' 4' 8'

½" 0" ½" 1"

½"=1'−0"

HOUSE, JADU & GARAGE

OWNERS: GARABET & SALBI BAGHDASARIAN

405 E TOLUCA AVENUE
ORANGE, CA 92866

DESIGNER OF RECORD

FELIPE CONTRERAS
DATE: 06/16/25
STATE OF CALIFORNIA

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date revisions Initials

job no. 3617 date 06-16-25 drawn F.J.C.

A-02



















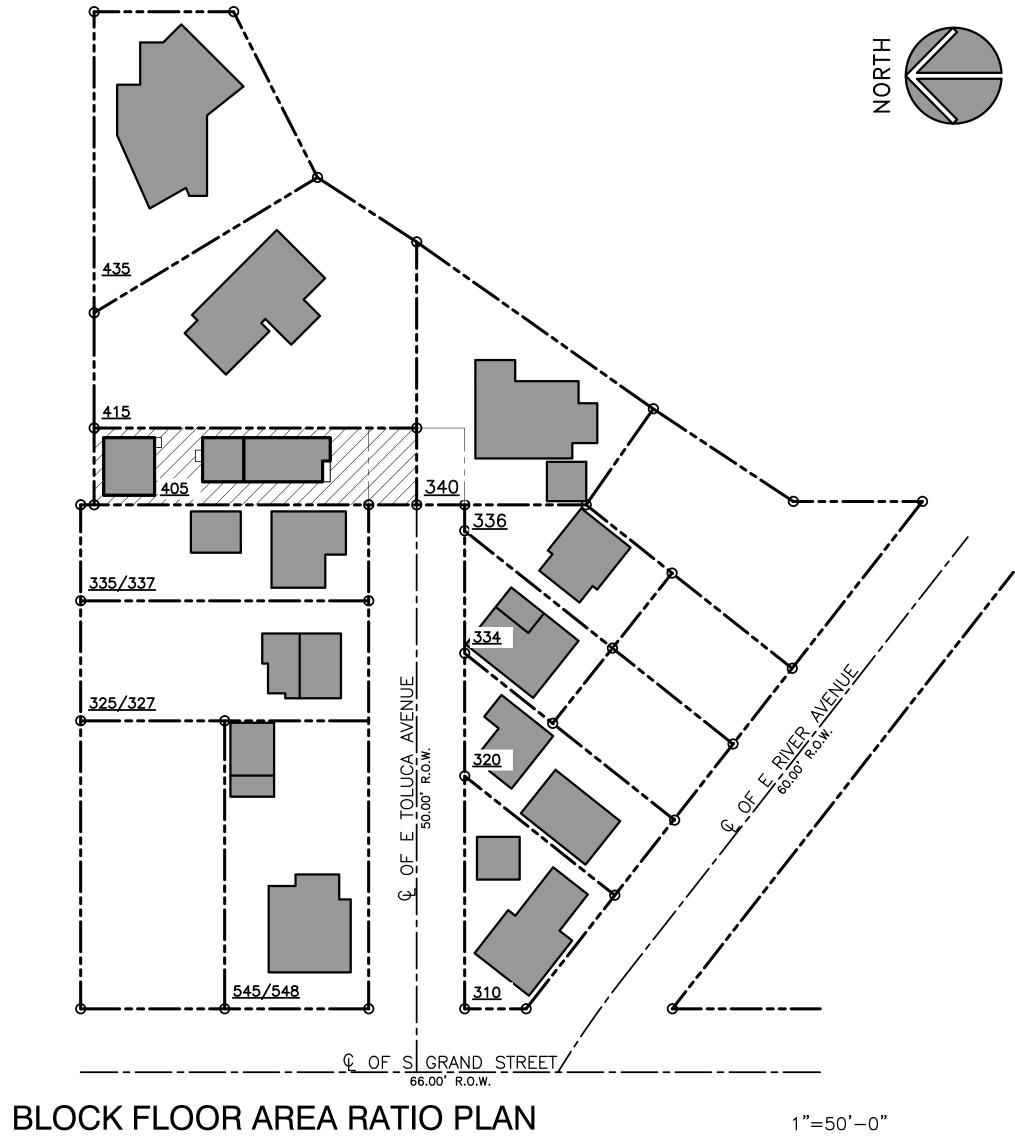


## EXISTING FAR ANALYSIS FOR E TOLUCA AVENUE

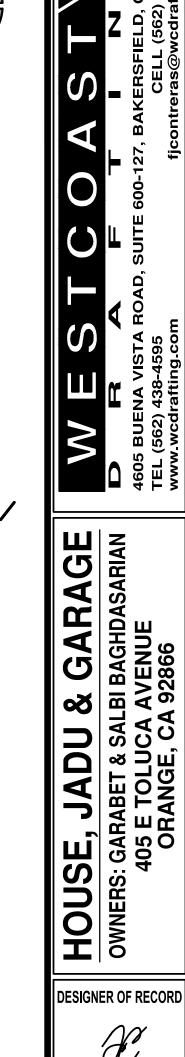
AREA/LOT	FAR %
2,038 SF/11,900 SF	= 0.17
1,572 SF/16,117 SF	= 0.10
480 SF/ 6,720 SF	= 0.06
2,717 SF/ 7,400 SF	= 0.36
2,520 SF/ 9,583 SF	= 0.26
2,866 SF/11,300 SF	= 0.26
1,910 SF/ 5,483 SF	= 0.34
3,354 SF/ 5,988 SF	= 0.56
1,246 SF/ 4,792 SF	= 0.26
917 SF/ 3,900 SF	= 0.08
1,923 SF/10,890 SF	= 0.18
	= 0.24
	2,038 SF/11,900 SF 1,572 SF/16,117 SF 480 SF/ 6,720 SF 2,717 SF/ 7,400 SF 2,520 SF/ 9,583 SF 2,866 SF/11,300 SF 1,910 SF/ 5,483 SF 3,354 SF/ 5,988 SF 1,246 SF/ 4,792 SF 917 SF/ 3,900 SF

#### PROPOSED FAR ANALYSIS FOR E TOLUCA AVENUE

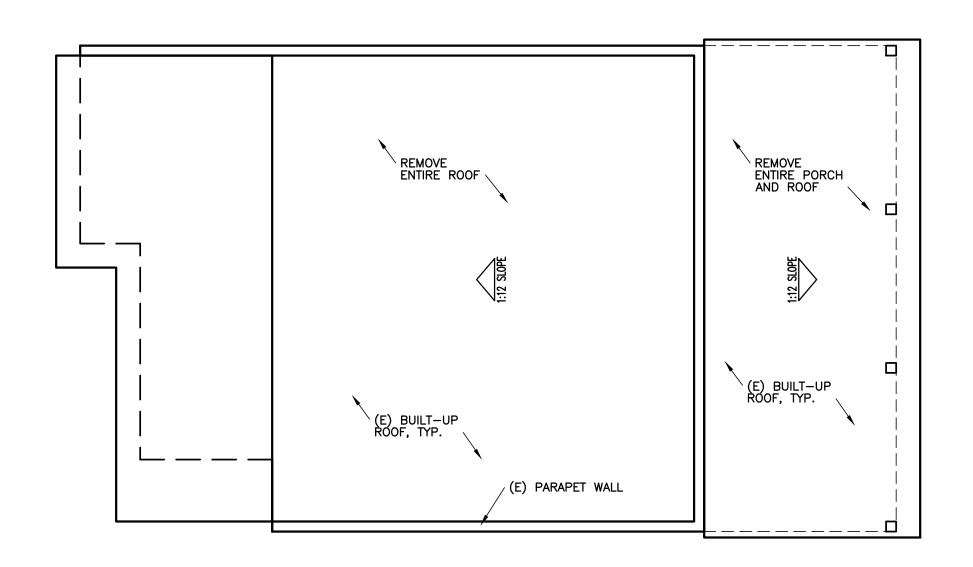
ADDRESS	AREA/LOT	FAR %
435 E TOLUCA AVENUE	2,038 SF/11,900 SF	= 0.17
415 E TOLUCA AVENUE	1,572 SF/16,117 SF	= 0.10
405 E TOLUCA AVENUE	2,282 SF/ 6,720 SF	= 0.33
335/337 E TOLUCA AVENUE	2,717 SF/ 7,400 SF	= 0.36
325/327 E TOLUCA AVENUE	2,520 SF/ 9,583 SF	= 0.26
545/548 S GRAND STREET	2,866 SF/11,300 SF	= 0.26
310 E TOLUCA AVENUE	1,910 SF/ 5,483 SF	= 0.34
320 E TOLUCA AVENUE	3,354 SF/ 5,988 SF	= 0.56
334 E TOLUCA AVENUE	1,246 SF/ 4,792 SF	= 0.26
336 E TOLUCA AVENUE	917 SF/ 3,900 SF	= 0.08
340 E TOLUCA AVENUE	1,923 SF/10,890 SF	= 0.18
TOTAL AVERAGE PROPOSED FAR		= 0.26

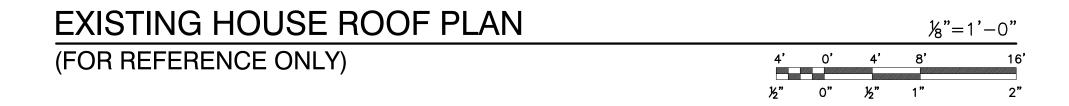


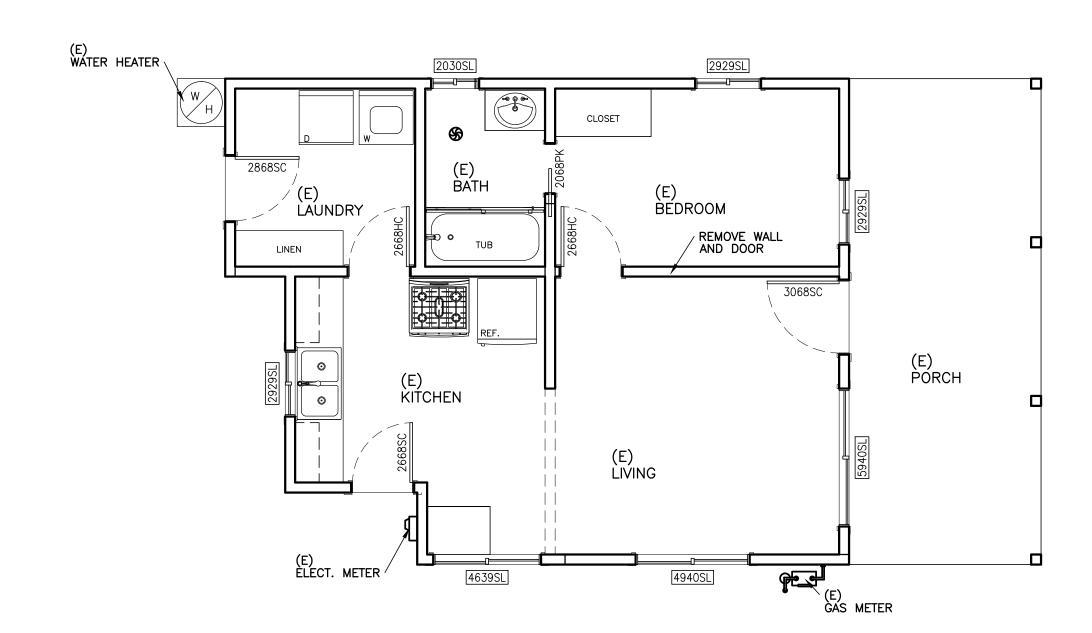




drawn F.J.C.







## EXISTING HOUSE FLOOR PLAN

(FOR REFERENCE ONLY)

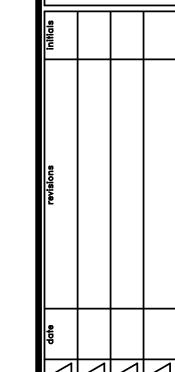
SYM         SIZE         TYPE           2030SL         2'-0" x 3'-0"         SLIDER           2929SL         2'-9" x 2'-9"         SLIDER           4639SL         4'-6" x 4'-9"         SLIDER           4940SL         4'-9" x 4'-0"         SLIDER           5940SL         5'-9" x 4'-0"         SLIDER	OTY.  1  3  1  1  1
2929SL       2'-9" x 2'-9"       SLIDER         4639SL       4'-6" x 4'-9"       SLIDER         4940SL       4'-9" x 4'-0"       SLIDER	3 1 1
4639SL 4'-6" x 4'-9" SLIDER 4940SL 4'-9" x 4'-0" SLIDER	1
4940SL 4'-9" x 4'-0" SLIDER	1
	<u> </u>
5940SL 5'-9" x 4'-0" SLIDER	1
NOTES:	

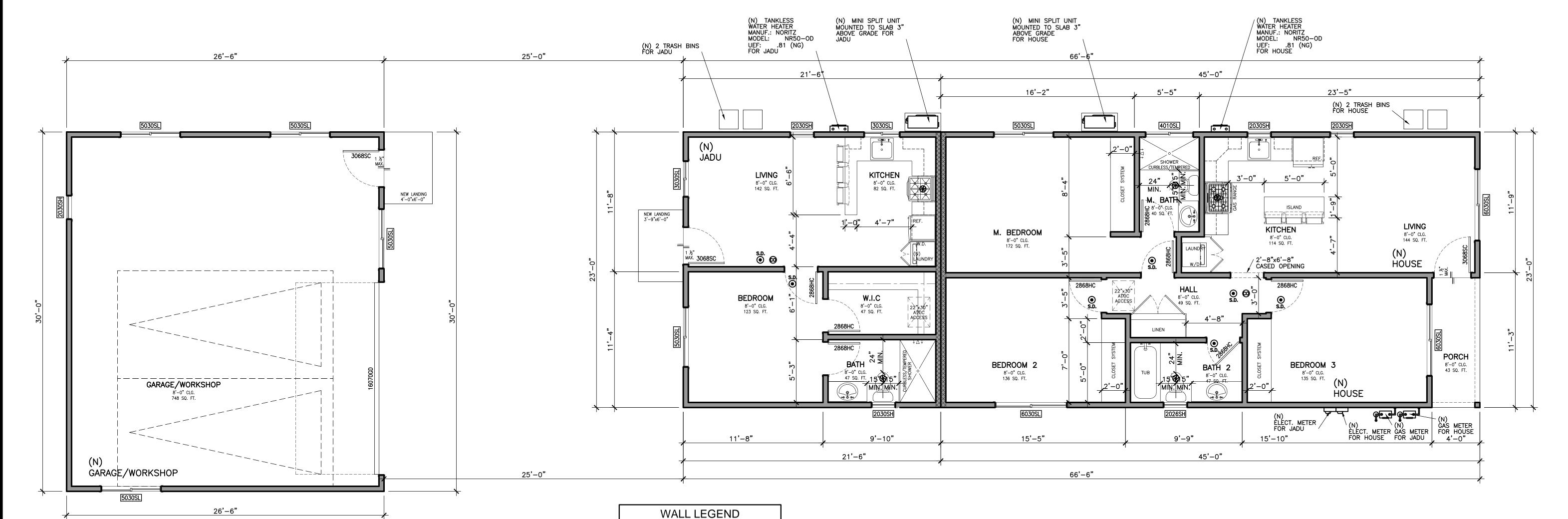
(E) DOOR SCHEDULE					
SYM	SIZE	TYPE	QTY.		
2068PK	2'-0" x 6'-8"	POCKET	1		
2668HC	2'-6" x 6'-8"	HOLLOW CORE	2		
2668SC	2'-6" x 6'-8"	SOLID CORE	1		
2868SC	2'-8" x 6'-8"	SOLID CORE	1		
NOTES:					

½"=1'−0"

4' 0' 4' 8' ½" 0" ½" 1"

DESIGNER OF RECORD





## NEW 1 HR F.R. INTERIOR WALL, SEE DETAIL 2, THIS SHT

NEW 2x4 STUD WALL

NEW 1 HR F.R. EXTERIOR

WALL, SEE DETAIL 1, THIS SHT

BATHROOM EXHAUST FAN 50 CFM WITH HUMIDISTAT
CARBON MONOXIDE (CO) ALARM

#### ● S.D. SMOKE DECTECTOR

LEGEND & NOTES

1. SMOKE DETECTORS AND CARBON MONOXIDE (C.M.) ALARMS:

A. UL 217 RATED SMOKE ALARMS:

[CRC R314.3.1]

- 1.1. IN ALTERATIONS, REPAIRS AND ADDITIONS SMOKE ALARMS ARE REQUIRED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND AT EACH ADDITIONAL FLOOR OR BASEMENT LEVEL. SMOKE ALARMS MAY BE BATTERY OPERATED AND NOT INTERCONNECTED. [CRC R314.3.1]
- 1.2. SMOKE ALARMS SHALL BE PROVIDED IN ALL NEW CONSTRUCTION LOCATED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND AT EACH ADDITIONAL FLOOR OR BASEMENT LEVEL. [CRC R3 14.3]
- 1.3. IN NEW BUILDINGS, SMOKE ALARMS SHALL BE INTERCONNECTED AND HARDWIRED W/BATTERY BACK UP [CRC R3 14.4 & R314.5]
- B. UL 2034/2075 RATED CARBON MONOXIDE ALARMS:
- 1.1. IN ALTERATIONS, REPAIRS AND ADDITIONS OF EXISTING DWELLINGS EXCEEDING \$1000 CARBON MONOXIDE ALARMS ARE REQUIRED IN THE SPECIFIC PERMITTED DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL BURNING APPLIANCES. THE CARBON MONOXIDE ALARMS MAY BE BATTERY OPERATED AND NOT INTERCONNECTED.
- 1.2. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ALL NEW CONSTRUCTION LOCATED IN EACH SLEEPING ROOM CONTAINING A FUEL-BURNING APPLIANCE AND IN DWELLING UNITS THAT HAVE AN ATTACHED GARAGE.[CRC R315]
- 1.3. IN NEW BUILDINGS, CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED AND HARDWIRED W/BATTERY BACK UP [CRC R315.1.1 & R315.1.2]

## **NEW FLOOR PLAN**

HOUSE/JADU/GARAGE

U/GARAGE			2'	0'	2'	4'	
			1/2"	0"	1/2"	1"	
	•						
) DOOR SCHEDULE		(N) WINDO	w so	CHE	DULE		
	1						

SYM	SIZE	TYPE	QTY.	
	HO	JSE		
2868HC	2'-8" x 6'-8"	HOLLOW CORE WOOD-CLAD	5	
3068SC	3'-0" x 6'-8"	SOLID CORE WOOD-CLAD	1	
	JA	DU		
2868HC	2'-8" x 6'-8"	HOLLOW CORE WOOD-CLAD	3	
3068SC	3'-0" x 6'-8"	SOLID CORE WOOD-CLAD	1	
	GARAGE/V	VORKSHOP		
3068SC	3'-0" x 6'-8"	SOLID CORE WOOD-CLAD	1	
16070GD	16'-0" x 7'-0"	GARAGE DOOR WOOD-CLAD	1	
NOTES:				

SYM	SIZE	TYPE	QTY.
	HO	USE	
2026SH	2'-0" × 2'-6"	SINGLE HUNG WOOD-CLAD	1
2030SH	2'-0" x 3'-0"	SINGLE HUNG WOOD-CLAD	2
4010SL	4'-0" × 1'-0"	SLIDER WOOD-CLAD	1
5030SL	5'-0" x 3'-0"	SLIDER WOOD-CLAD	1
6030SL	6030SL 6'-0" x 3'-0" SLIDER WOOD-CLAD		
	ĄL	VDU	
2030SH	2'-0" x 3'-0"	SINGLE HUNG WOOD-CLAD	2
3030SL	3'-0" x 3'-0"	SLIDER WOOD-CLAD	2
5030SL	5'-0" x 3'-0"	SLIDER WOOD-CLAD	1
	GARAGE/\	WORKSHOP	
2030SH	2'-0" × 3'-0"	SINGLE HUNG WOOD-CLAD	1
5030SL	5'-0" x 3'-0"	SLIDER WOOD-CLAD	4
NOTES:			
	WS TO BE DOUBLE GLAS -VALUE=0.21 (NFRC)	SS. U-VALUE=0.28 (NFF	(C),

 $\frac{1}{4}$ "=1'-0"

2. EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED (ACID ETCHED, SAND BLASTED, CERAMIC FIRED, ETC) BY A MANUFACTURER'S DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD WHICH IT COMPLIES. MULTI-PANE ASSEMBLIES SHALL

BE IDENTIFIED PER CRC R308.1. [CRC R308.1]

SI BAGHDASARIAN

WESTROAD, SUITE 600-127, BAKERSFIELD, TEL (562) 438-4595

Wenue

Tel (562) 438-4595

www.wcdrafting.com

Y GARAGE

Tel (562) 438-4595

Tel (562) 438-4595

Tel (562) 438-4595

HOUSE, JADU & G

OWNERS: GARABET & SALBI BA

405 E TOLUCA AVE
ORANGE, CA 928

DESIGNER OF RECORD

DATE: 06/16/25

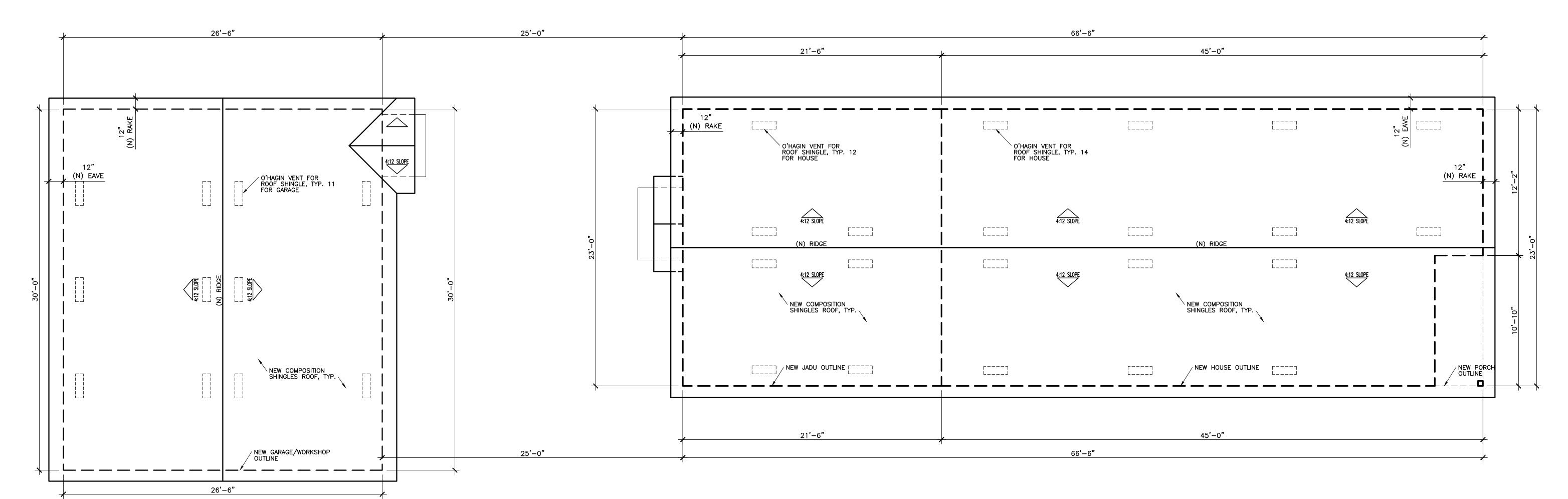
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date revisions initials

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A-05



NEW ROOF PLAN HOUSE/JADU/GARAGE

2' 0' 2' 4' 8' ½" 0" ½" 1" 2"

NEW ROOFING:

MANUFACTURER: GAF MATERIALS CORP.

TYPE: TIMBERLINE 40 ULTRA SHINGLES

COLOR: TO BE SELECTED

APPROVAL: ICC ESR NUMBER: 1475

INSTALL SHINGLES OVER 1-#30 LB FELT ALTERNATE: GAF LEATH BACK

CLASS "A" COMPOSITION SHINGLES OVER
1 LAYER 301b FELT TYP. U.L. CLASS 'A'
FIRE RESISTANCE U.L. 790, WIND RESISTANCE
ASTM D 3462, ASTM D3018 TYPE 1.
INSTALLED PER MANUF. SPECS.

ATTIC VENTILATION

CALCULATION FOR HOUSE ROOF:

ATTIC VENTILATION 1 SQ. FT./150 SQ. FT. OF ATTIC AREA

ATTIC AREA = 992 SQ. FT. 992 SQ. FT./150 SQ. FT. = 6.61 SQ. FT. 6.61 SQ. FT.×144 SQ. IN. = 952.32 SQ. IN.

REQUIRED TOTAL 952.32 SQ. IN. OF VENTILATION PROVIDE 14 ATTIC VENTS 14x72 SQ. IN. = 1,008 SQ. IN.

PROVIDED TOTAL 1,008 SQ. IN. OF VENTILATION

\* SEE DETAILS FOR VENT INFORMATION

OPENINGS SHALL HAVE CORROSION—RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/16—IN. MINIMUM AND 1/4—IN. MAXIMUM OPENING.

PROVIDE 14 O'HAGIN VENTS LOW PROFILE.
REFER TO SPECIFICATIONS BY O'HAGGINS.
SEE THIS SHEET FOR DETAIL.

ATTIC VENTILATION

CALCULATION FOR JADU ROOF:

ATTIC VENTILATION 1 SQ. FT./150 SQ. FT. OF ATTIC AREA

ATTIC AREA = 495 SQ. FT. 495 SQ. FT./150 SQ. FT. = 3.30 SQ. FT. 3.30 SQ. FT.x144 SQ. IN. = 475.20 SQ. IN.

REQUIRED TOTAL 475.20 SQ. IN. OF VENTILATION PROVIDE 7 ATTIC VENTS 7x72 SQ. IN. = 504 SQ. IN.

PROVIDED TOTAL 504 SQ. IN. OF VENTILATION

\* SEE DETAILS FOR VENT INFORMATION

OPENINGS SHALL HAVE CORROSION—RESISTANT WIRE MESH
OR OTHER APPROVED MATERIAL WITH 1/16—IN.

PROVIDE 7 O'HAGIN VENTS LOW PROFILE.
REFER TO SPECIFICATIONS BY O'HAGGINS.
SEE THIS SHEET FOR DETAIL.

MINIMUM AND 1/4-IN. MAXIMUM OPENING.

ATTIC VENTILATION

CALCULATION FOR GARAGE ROOF:

ATTIC VENTILATION
1 SQ. FT./150 SQ. FT.
OF ATTIC AREA

ATTIC AREA = 795 SQ. FT. 795 SQ. FT./150 SQ. FT. = 5.30 SQ. FT. 5.30 SQ. FT.x144 SQ. IN. = 763.20 SQ. IN.

REQUIRED TOTAL 763.20 SQ. IN. OF VENTILATION PROVIDE 11 ATTIC VENTS 11x72 SQ. IN. = 792 SQ. IN.

PROVIDED TOTAL 792 SQ. IN. OF VENTILATION

\* SEE DETAILS FOR VENT INFORMATION

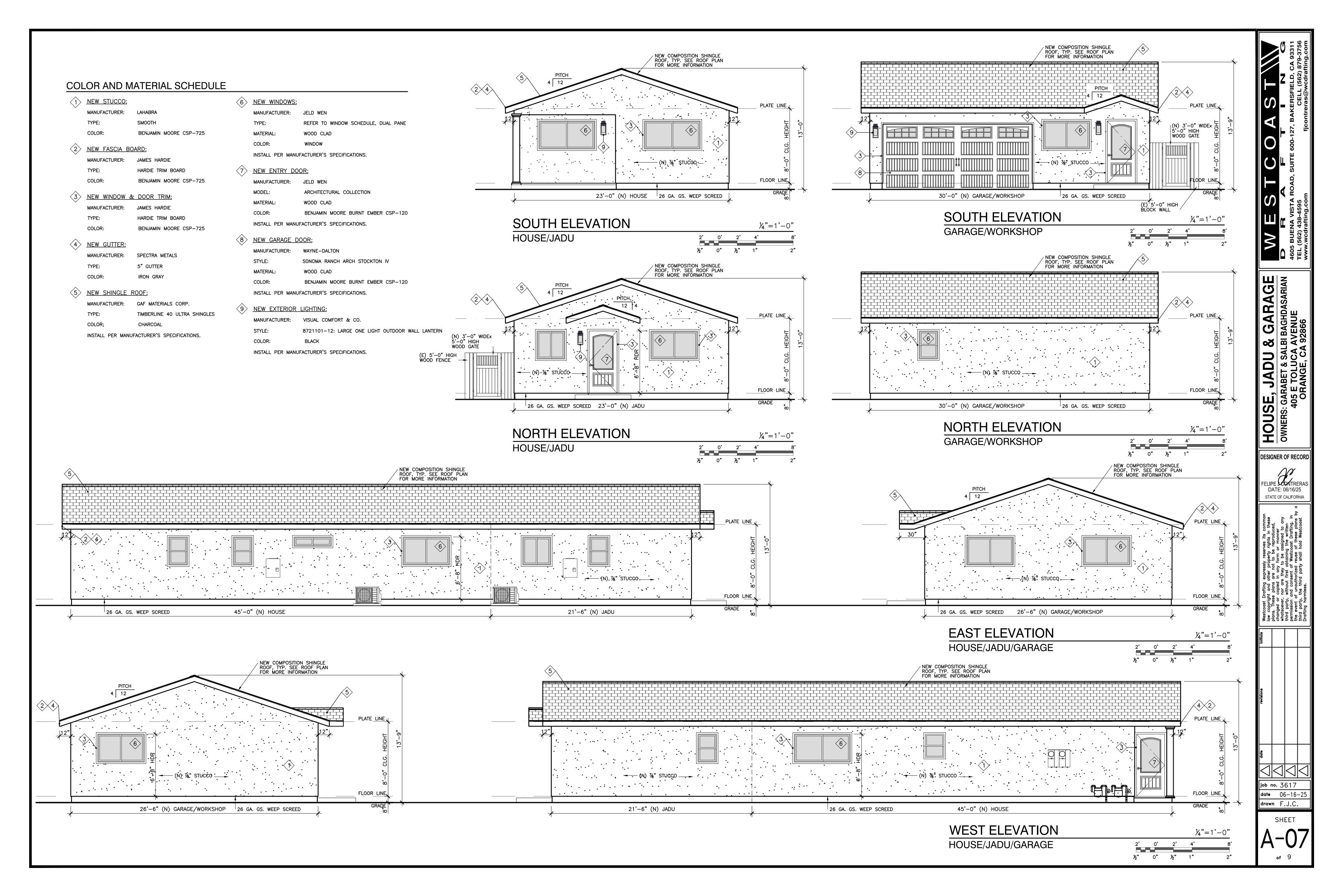
OPENINGS SHALL HAVE CORROSION—RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/16—IN. MINIMUM AND 1/4—IN. MAXIMUM OPENING.

PROVIDE 11 O'HAGIN VENTS LOW PROFILE.
REFER TO SPECIFICATIONS BY O'HAGGINS.
SEE THIS SHEET FOR DETAIL.

& GARAGE
LBI BAGHDASARIAN
AVENUE HOUSE, JADU & DESIGNER OF RECORD DATE: 06/16/25 STATE OF CALIFORNIA Westco law co plans. change whatso third p permise the ev third p

SHEET
A-06
of 9

job no. 3617 date 06-16-25



WEST ELEVATION
HOUSE/JADU/GARAGE

IAN ESTICOAS BUENA VISTA ROAD, SUITE 600-127, BAKERSFIELD, CA 93311

— (E) 5'-0" HIGH BLOCK WALL

HOUSE, JADU & GARAGE

OWNERS: GARABET & SALBI BAGHDASARIAN

405 E TOLUCA AVENUE
ORANGE, CA 92866

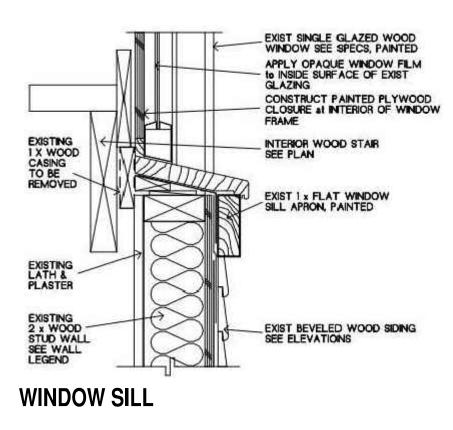
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job no. 3617 date 06-16-25 drawn F.J.C.

A-08

**WINDOW HEAD** 



Material list

New Stucco



LaHabra Smooth finish stucoo,

Color Benjamin Moore CSP-725.

https://www.homedepot.com/p/LaHabra-90-lbs-Exterior-Stucco-Color-Coat-Base-200-Gray-739959/100320110?source=shoppingads&locale=en-US&pla&mtc=SHOPPING-NA-NEW-NA- PMAXTEST&cm mmc=SHOPPING-BF-CDP-GGL-D22-022 009 CONCRETE-NA-NA-NA-PMAX-NA-NA-NA-NA-NBR-NA-NA-NEW-NA-PMAXTEST-20381683398--

&gad\_source=1&gad\_campaignid=20391226981&gbraid=0AAAAADq61UebRbNFn1bP U46Kf0Ev5y5T0&gclid=CiwKCAjwo4rCBhAbEiwAxhJlCatDzNWVIIIAEAAYeNXCH3x 0 16ytbcO3PkilvjnucvzlZuvInfhMRoCf1AQAvD BwE&gclsrc=aw.ds

Fascia Boards, Windows and Door trims



James Hardie, Trim boards 2x10 for fascia and 1x3.5 for trim

Color Benjamin Moore CSP-725.

https://www.homedepot.com/p/2-in-x-10-in-x-16-ft-ESLP-Primed-Finger-Joint-S1S2E-Fascia-Softwood-Boards-21016VFJP/329551090?source=shoppingads&locale=en-<u>US&pla&mtc=SHOPPING-BF-CDP-GGL-D21-021\_005\_BOARDS-NA-NA-NA-PMAX</u> 

&gad source=1&gad campaignid=20622727579&gbraid=0AAAAADq61Ue0Z00WBkTY L5Uj9X8GXfMqY&gclid=CjwKCAjwo4rCBhAbEiwAxhJlCeGwuNX4X5LPHpb4GDA\_pL0 IJ7uB2-b9fbNP22M1Xc6kojvjcHQ3kBoCb14QAvD\_BwE&gclsrc=aw.ds#overlay

5" Gutter Metal,



https://www.homedepot.com/p/Amerimax-Home-Products-5-in-x-10-ft-Black-Aluminum-K-Style-Gutter-2400635120/323832638

Shingle Roof

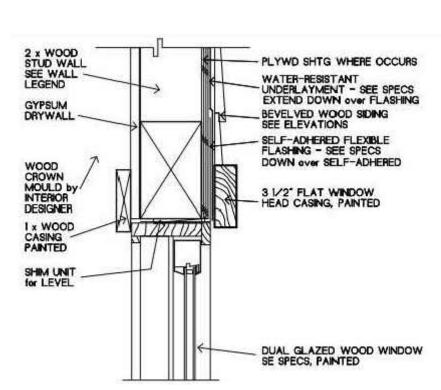


Timberline 40 Ultra Shingles Charcoal color

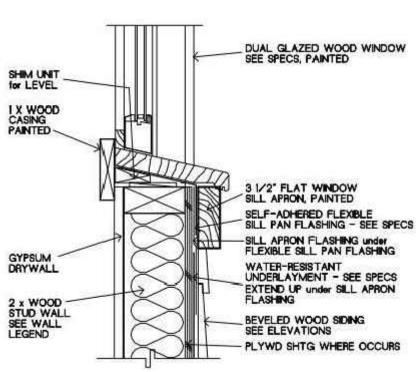
https://www.homedepot.com/p/GAF-Timberline-Natural-Shadow-Charcoal-Algae-Resistant-Architectural-Shingles-33-33-sq-ft-per-Bundle-0601180/100658149

Gutters

## TYPICAL INTERIOR TREATMENT AT EXISTING WINDOW



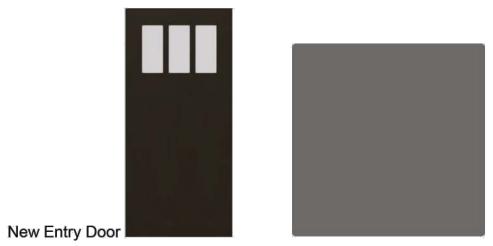
**WINDOW HEAD** 



**WINDOW SILL** 

Made by Jeld Wen, Double Hung, Wood Clad color Black Bean

https://www.jeld-wen.com/en-us/products/windows/siteline-clad-wood/double-hung



https://www.jeld-wen.com/en-us/products/exterior-doors/authentic-wood/6203-glasspanel

Jeld Wen, Wood Clad, Color Benjamin Moore Burnt Ember CSAP -120

Garage Door

Waune Dalton, Sonoma Ranch Arch Stockton IV, color Benjamin Moore Burnt Ember

https://www.homedepot.com/p/Clopay-Gallery-Steel-Long-Panel-16-ft-x-7-ft-Insulated-18-4-R-Value-White-Garage-Door-with-Arch-Windows-GR2LU-SW-

GRLA1/204598417?g\_store=&source=shoppingads&locale=en-

US&pla&mtc=SHOPPING-BF-CDP-GGL-D30-030\_030\_GARAGE\_DOORS-NA-NA-NA-PLALIA-NA-NA-NA-NA-NA-NA-NA-NEW-NA&cm mmc=SHOPPING-BF-CDP-GGL-NEW-NA-1902391916-71906175338-

2590389583112&gad\_source=1&gad\_campaignid=1902391916&gbraid=0AAAAADq61 UeVvPSVcc9HNwjjXDpsO7qTG&gclid=CjwKCAjwo4rCBhAbEiwAxhJlCVtd5v0VZJiEw8 bSm49UZjRuKJas95AD6BKgj-AuAZ9m8ykm\_qzGnBoCSXQQAvD\_BwE&gclsrc=aw.ds

## VISUAL COMFORT & CO.

8731101-12: Large One Light Outdoor Wall Lantern



Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance

**Material List:** 1 Body - Aluminum - Black Safety Listing:

Dimensions:

Bulbs:

Safety Listed for Wet Locations Instruction Sheets:

Trilingual (English, Spanish, and French) (VADO\_OD\_WALL) Trilingual (English, Spanish, and French) (8531101 8631101 8731101

48.0 40.0 77.0 85.56 288.4

Easily converts to LED with optional replacement lamps

1 - Medium ST19 75.0w Max. 120v Not included

Meets Title 24 energy efficiency standards

Extends: 9.5'

Wire: 6.5" (color;Black/White)

Mounting Proc.: Cap Nuts Connection: Mounted To Box

Shade / Glass / Diffuser Details: Shade Top Diameter

Backplate / Canopy Details: Height / Length 6.0

Collection: Vado

UPC #:785652125768

Finish: Black (12)

Shipping Information:										
Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8531101-12	1	785652125768	20.8	11.4	10.3	1.41	5.15	0	Yes
Master Pack	8731101-12	0	10785652125765							No
NJ Pallet		56		48.0	40.0	77.0	85.56	288.4		No

 Width
 Depth

 6.0
 0.75

56

Visual Comfort & Co. reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assuming any obligation or liability to modify any products previously manufactured and without notice. This literature depicts a product design that is the sole and exclusive property of Visual Comfort & Co.. In

compliance with U.S copyright and patent requirements, notification is hereby presented in this form that this literature, or the product it depicts, is not to be copied, altered or used in any manner without the express written consent of, or contrary to the best interests of Visual Comfort & Co.

TYPICAL PROPOSED WINDOW HEAD AND SILL **MATERIAL LIST** 

GARAGE BAGHDASARIAN HOUSE, OWNERS: GA

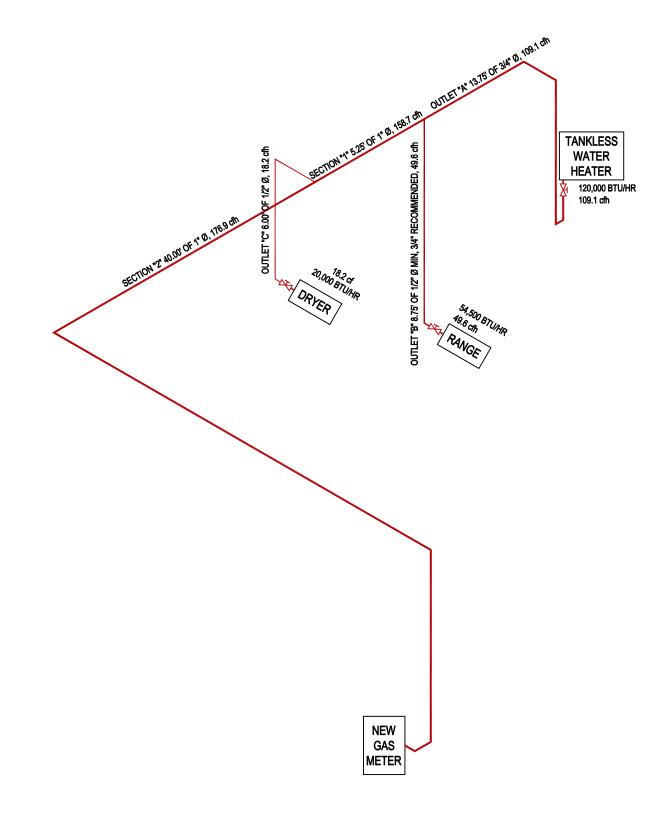
DESIGNER OF RECORD

DATE: 06/16/25 STATE OF CALIFORNIA

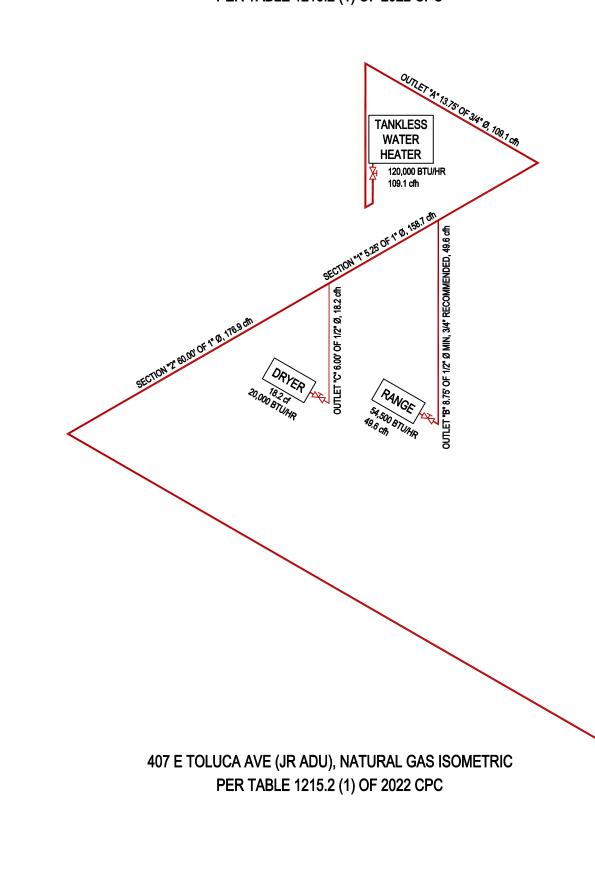
Wes law plar cha thir peri

job no. 3617 date 06-16-25drawn F.J.C.

SHEET



405 E TOLUCA AVE (SINGLE FAMILY RESIDENCE), NATURAL GAS ISOMETRIC PER TABLE 1215.2 (1) OF 2022 CPC



<u>LEGEND</u>

- DESIGN OF JR ADU'S FUEL GAS SUPPLY WILL BE BASED ON SEPARATE GAS SUPPLY INDEPENDENT OF THE SINGLE FAMILY RESIDENCE GAS SUPPLY.
   FOR JR ADU THE MAXIMUM DEVELOPED LENGTH MEASURED FROM GAS METER TO THE FARTHEST GAS OUTLETS IS 84.5 FT.
   FOR SINGLE FAMILY RESIDENCE THE MAXIMUM DEVELOPED LENGTH MEASURED FROM GAS METER TO THE FARTHEST GAS OUTLETS IS 116.5 FT.

- PROVIDE TRACER WIRE AND 18" MINIMUM COVER FOR UNDERGROUND NON-METALLIC PIPE, IF USED.
- 5. STEEL, STAINLESS STEEL, AND WROUGHT-IRON PIPE SHALL BE AT LEAST SCHEDULE 40 AND SHALL COMPLY WITH THE DIMENSIONAL STANDARDS OF ASME B36.10M AND ONE OF THE FOLLOWING:

ASTM A53 ASTM A106 ASTM A312 {NFPA 54:5.6.2.2}

ASTM A254 COMPLIANT STEEL TUBING.

#### **405 E TOLUCA AVE NATURAL GAS CALCS**

GAS RANGE	54500 BTU/hr	1100	49.55 cf
GAS DRYER	20000 BTU/hr	1100	18.18 cf
TANKLESS WATER HEATER	120000 BTU/hr	1100	109.09 cf

	MAX LENGTH	CONSUMPTION	MIN DIAMETER
OUTLET "A"	59.0	109.09 cf	3/4" DIAMETER
OUTLET "B"	59.0	49.55 cf	1/2" DIAMETER
SECTION "1"	59.0	158.64 cf	1" DIAMETER
OUTLET "C"	59.0	18.18 cf	1/2" DIAMETER
SECTION "2"	59.0	176.82 cf	1" DIAMETER

#### **407 E TOLUCA AVE NATURAL GAS CALCS**

GAS RANGE	54500 BTU/hr	1100	49.55 cf
GAS DRYER	20000 BTU/hr	1100	18.18 cf
TANKLESS WATER HEATER	120000 BTU/hr	1100	109.09 cf

	MAX LENGTH	CONSUMPTION	MIN DIAMETER	
OUTLET "A"	85.7	109.09 cf	3/4" DIAMETER	
OUTLET "B"	85.7	49.55 cf	1/2" DIAMETER	
SECTION "1"	85.7	158.64 cf	1" DIAMETER	
OUTLET "C"	85.7	18.18 cf	1/2" DIAMETER	
SECTION "2"	85.7	176.82 cf	1" DIAMETER	

## TABLE 1215.2(1) SCHEDULE 40 METALLIC PIPE [NFPA 54: TABLE 6.2.1(b)]<sup>1,2</sup>

				GAS: NATURAL										
					INLET PRESSURE: LESS THAN 2 psi									
	PRESSURE DROP: 0.5 in. w.c.													
										SPECIFIC	GRAVITY:	0.60		
							Р	IPE SIZE (	inch)					
NOMINAL:	1/2	3/4	1	11/4	11/2	2	21/2	3	4	5	6	8	10	12
ACTUAL ID:	0.622	0.824	1.049	1.380	1.610	2.067	2.469	3.068	4.026	5.047	6.065	7.981	10.020	11.938
LENGTH (feet)		CAPACITY IN CUBIC FEET OF GAS PER HOUR												
10	172	360	678	1390	2090	4020	6400	11 300	23 100	41 800	67 600	139 000	252 000	399 00
20	118	247	466	957	1430	2760	4400	7780	15 900	28 700	46 500	95 500	173 000	275 00
30	95	199	374	768	1150	2220	3530	6250	12 700	23 000	37 300	76 700	139 000	220 00
40	81	170	320	657	985	1900	3020	5350	10 900	19 700	31 900	65 600	119 000	189 00
50	72	151	284	583	873	1680	2680	4740	9660	17 500	28 300	58 200	106 000	167 00
60	65	137	257	528	791	1520	2430	4290	8760	15 800	25 600	52 700	95 700	152 00
70	60	126	237	486	728	1400	2230	3950	8050	14 600	23 600	48 500	88 100	139 00
80	56	117	220	452	677	1300	2080	3670	7490	13 600	22 000	45 100	81 900	130 00
90	52	110	207	424	635	1220	1950	3450	7030	12 700	20 600	42 300	76 900	122 00
100	50	104	195	400	600	1160	1840	3260	6640	12 000	19 500	40 000	72 600	115 00
125	44	92	173	355	532	1020	1630	2890	5890	10 600	17 200	35 400	64 300	102 00
150	40	83	157	322	482	928	1480	2610	5330	9650	15 600	32 100	58 300	92 300
175	37	77	144	296	443	854	1360	2410	4910	8880	14 400	29 500	53 600	84 900
		V 2	2, 627.55		440	704	1070	2240	1560	8260	13 400	27 500	40.000	70.000
200	34	71	134	275	412	794	1270	2240	4560	0200	13 400	27 300	49 900	79 000

<sup>1</sup> Table entries are rounded to 3 significant digits. <sup>2</sup> NA means a flow of less than 10 ft3/h (0.283 m<sup>3</sup>/h).

NEW GAS METER

PROJECT ADDRESSES:

**405 E TOLUCA AVE** ORANGE, CA 92866

GENERAL CONTRACTOR:

PROJECT:

**NEW SINGLE FAMILY** RESIDENCE & JR ADU

**GARABET & SALBI** BAGHDASARIAN

STRUCTURAL ENGINEER:

DESCRIPTION FIRST SUBMITTAL 06/05/2024

PHASE:

CONSTRUCTION **DOCUMENTS** 

DRAWN & CALCULATED BY:

José Eduardo González 2907 Buckingham Rd Los Angeles CA 90016 Phone 310 384 8766

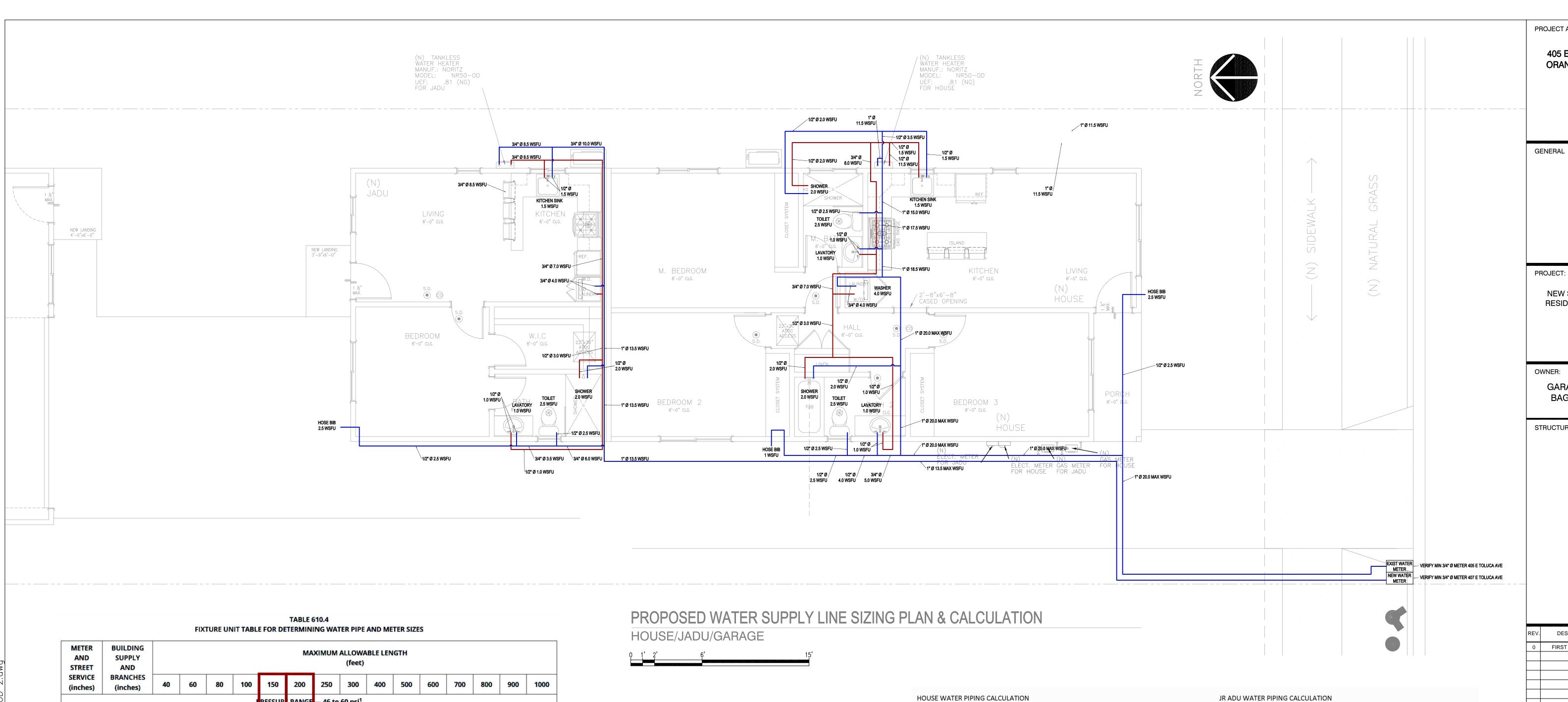
goeduardo@gmail.com

JULY 3RD, 2025

PROPOSED NATURAL **GAS ISOMETRIC &** SUPPLY LINE SIZING CALCULATION

JOB NO.: 00180

SHEET NO.:



METER AND STREET	BUILDING SUPPLY AND		MAXIMUM ALLOWABLE LENGTH (feet)													
SERVICE (inches)	BRANCHES (inches)	40	60	80	100	150	200	250	300	400	500	600	700	800	900	1000
						RESSUR	RANGE	— 46 to	60 psi <sup>1</sup>						L:	
3/4	1/22	7	7	6	5	4	3	2	2	1	1	1	0	0	0	0
3/4	3/4	20	20	19	17	14	11	9	8	6	5	4	4	3	3	3
<sup>3</sup> / <sub>4</sub>	1	39	39	36	33	28	23	21	19	17	14	12	10	9	8	8
1	1	39	39	39	36	30	25	23	20	18	15	12	10	9	8	8
3/4	11/4	39	39	39	39	39	39	34	32	27	25	22	19	19	17	16
1	11/4	78	78	76	67	52	44	39	36	30	27	24	20	19	17	16
11/2	11/4	78	78	78	78	66	52	44	39	33	29	24	20	19	17	16
1	11/2	85	85	85	85	85	85	80	67	55	49	41	37	34	32	30
11/2	11/2	151	151	151	151	128	105	90	78	62	52	42	38	35	32	30
2	11/2	151	151	151	151	150	117	98	84	67	55	42	38	35	32	30
1	2	85	85	85	85	85	85	85	85	85	85	85	85	85	83	80
11/2	2	370	370	340	318	272	240	220	198	170	150	135	123	110	102	94
2	2	370	370	370	370	368	318	280	250	205	165	142	123	110	102	94
2	21/2	654	640	610	580	535	500	470	440	400	365	335	315	285	267	250

FIXTURE TABLE							
1	Clothes Washer	4.0 WSFU	4.0 WSFU				
2	Bathroom Lavatory	1.0 WSFU	2.0 WSFU				
2	Toilet 1.6 Gal Flush	2.5 WSFU	5.0 WSFU				
2	Shower	2.0 WSFU	4.0 WSFU				
1	Kitchen Sink	1.5 WSFU	1.5 WSFU				
0	Dishwasher	1.5 WSFU	0.0 WSFU				
1	Hose Bib	2.5 WSFU	2.5 WSFU				
1	Hose Bib	1.0 WSFU	1.0 WSFU				
	TOTAL		20.0 WSFU				

MAX DISTANCE	137
WORKING PSI	60
ELEVATION CHANGE	10
MAX WSFU	20.0 WSFU
REQUIRED METER	3/4"
SUPPLY LINE	1

CAPACITY
28.0 WSFU
14.0 WSFU
4.0 WSFU

JR ADU WATER PIPING CALCULATION

FIXTURE TABLE							
1	Clothes Washer	4.0 WSFU	4.0 WSFU				
1	Bathroom Lavatory	1.0 WSFU	1.0 WSFU				
1	Toilet 1.6 Gal Flush	2.5 WSFU	2.5 WSFU				
1	Shower	2.0 WSFU	2.0 WSFU				
1	Kitchen Sink	1.5 WSFU	1.5 WSFU				
0	Dishwasher	1.5 WSFU	0.0 WSFU				
1	Hose Bib	2.5 WSFU	2.5 WSFU				
0	Hose Bib	1.0 WSFU	0.0 WSFU				
	TOTAL		13.5 WSFU				

175
60
10
13.5 WSFU
3/4"
1

PIPE DIAMETER	CAPACITY
1"	23.0 WSFU
3/4"	11.0 WSFU
1/2"	3.0 WSFU

<u>LEGEND</u>

COLD WATER ASTM-B88 COPPER PIPE

HOT WATER ASTM-B88 COPPER PIPE

THE DESIGN OF THE ADU'S AND HOME ADDITIONS WATER SUPPLY AND DISTRIBUTION SYSTEM SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 6 OF 2022 CPC AND THE FOLLOWING:

- 1. THE ADU'S WATER SUPPLY AND DISTRIBUTION SYSTEM IS DESIGNED TO BE INDEPENDENT FROM THE SINGLE FAMILY RESIDENCE, NEW CALCULATIONS FOR SIZING OF AVAILABLE WATER PRESSURE FOR FRICTION LOSS AND PIPE SIZING ARE SUBMITTED AND EXISTING PIPE SIZES MAY BE REPLACED TO ACCOMMODATE THE NEW COMBINED REQUIRED CAPACITIES.
- 2. CALCULATION FOR THE SITE'S AVAILABLE WATER PRESSURE FOR FRICTION LOSS (PSI/100 FT.), PIPE SIZING CRITERIA 8 FPS MAXIMUM FOR CW, 5 FPS MAXIMUM FOR HW SHALL USE THE 20122 CPC, SECTION 610.0 WITHBLE 610.4 OR 2019 CP 20122 CPC, SECTION 610.0 WITHBLE 610.4 OR 2019 CPC, APPENDIX "A" RECOMMENDED RULES FOR SIZING THE WATER SUPPLY SYSTEM. CPC.

PROJECT ADDRESSES:

**405 E TOLUCA AVE** ORANGE, CA 92866

GENERAL CONTRACTOR:

**NEW SINGLE FAMILY** RESIDENCE & JR ADU

**GARABET & SALBI BAGHDASARIAN** 

STRUCTURAL ENGINEER:

DESCRIPTION FIRST SUBMITTAL 06/05/2024

PHASE:

CONSTRUCTION **DOCUMENTS** 

DRAWN & CALCULATED BY:

José Eduardo González

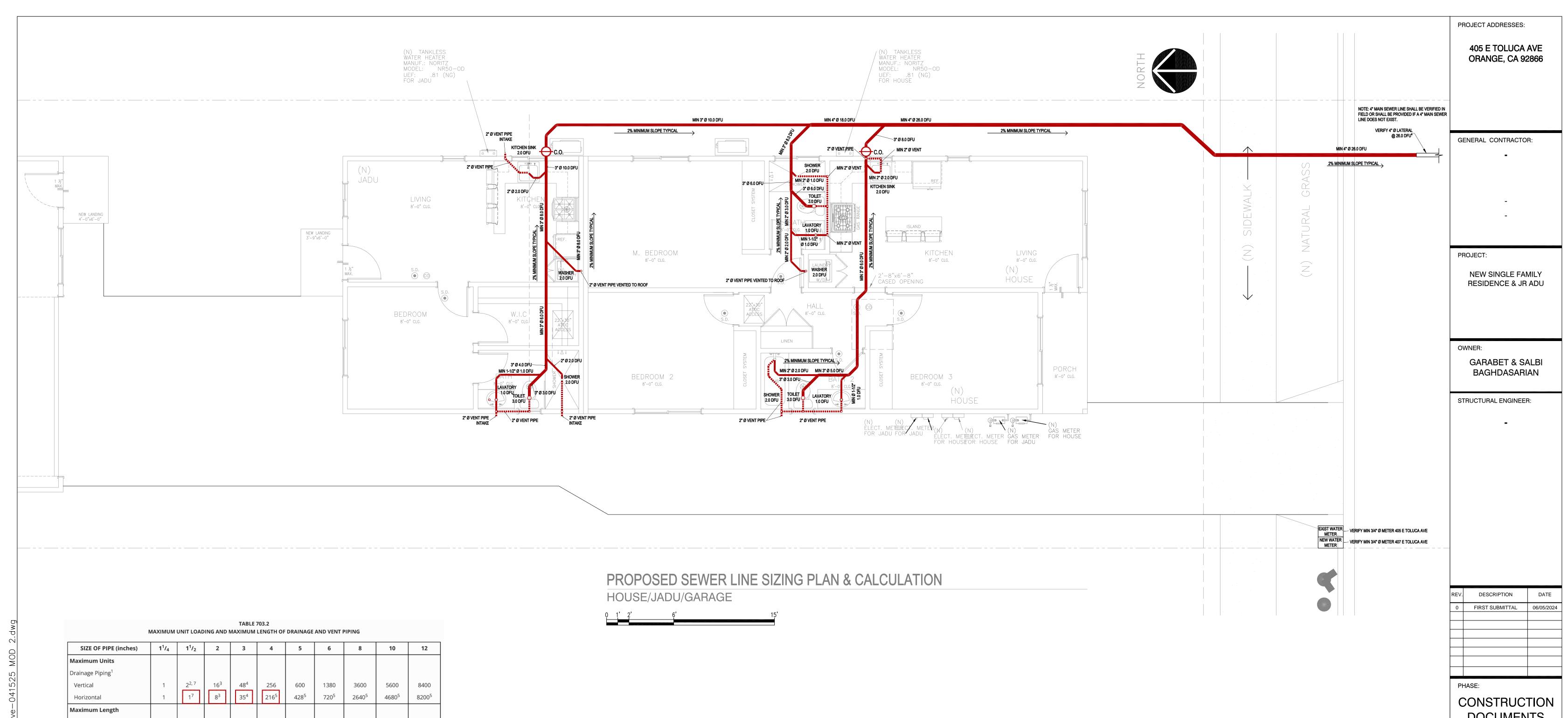
2907 Buckingham Rd Los Angeles CA 90016 Phone 310 384 8766 goeduardo@gmail.com

JULY 3RD, 2025

PROPOSED WATER SUPPLY LINE SIZING PLAN & CALCULATION

JOB NO.: 00180

SHEET NO.:



	ı									
Horizontal	1	1 <sup>7</sup>	8 <sup>3</sup>	35 <sup>4</sup>	216 <sup>5</sup>	428 <sup>5</sup>	720 <sup>5</sup>	2640 <sup>5</sup>	4680 <sup>5</sup>	820
Maximum Length										
Drainage Piping										
Vertical, (feet)	45	65	85	212	300	390	510	750	_	-
Horizontal (unlimited)										
Vent Piping										
Horizontal and Vertical <sup>6</sup>										
Maximum Units	1	8 <sup>3</sup>	24	84	256	600	1380	3600	_	-
Maximum Lengths, (feet)	45	60	120	212	300	390	510	750		
For SI units: 1 inch = 25 mm. 1 fo	oot = 304.8	3 mm								

Notes:

- Excluding trap arm.
- <sup>2</sup> Except for sinks, urinals, and dishwashers exceeding 1 fixture unit.
- <sup>3</sup> Except for six-unit traps or water closets.
- <sup>4</sup> Not to exceed five water closets or five six-unit traps.
- <sup>5</sup> Based on <sup>1</sup>/<sub>4</sub> inch per foot (20.8 mm/m) slope. For <sup>1</sup>/<sub>8</sub> of an inch per foot (10.4 mm/m) slope, multiply horizontal fixture units by a factor of 0.8.
- <sup>6</sup> The diameter of an individual vent shall be not less than  $1^{1}/_{4}$  inches (32 mm) nor less than one-half the diameter of the drain to which it is connected. Fixture unit load values for drainage and vent piping shall be computed from Table 702.1 and Table 702.2. Not to exceed one-third of the total permitted length of a vent shall be permitted to be installed in a horizontal position. Where vents are increased one pipe size for their entire length, the maximum length limitations specified in this table do not apply. This table is in accordance with the requirements of Section 901.3.
- $^{7}$  Up to 8 public lavatories are permitted to be installed on a 1  $^{1}$ /<sub>2</sub> inch (40 mm) vertical branch or horizontal sanitary branch sloped at  $^{1}/_{4}$  inch per foot (20.8 mm/m).

FIXTURE TABLE							
QUANTITY	FIXTURE	MIN TRAP SIZE	UNIT VALUES	SUBTOTAL			
2	Clothes Washer	2"	2.0 DFU	4.0 DFU			
3	Bathroom Lavatory	1-1/4"	1.0 DFU	3.0 DFU			
3	Toilet	3"	3.0 DFU	9.0 DFU			
3	Shower	2"	2.0 DFU	6.0 DFU			
2	Kitchen Sink	1-1/2"	2.0 DFU	4.0 DFU			
0	Dishwasher	1-1/2"	2.0 DFU	0.0 DFU			
	TOTAL			26.0 DFU			

ABS SCHEDULE 40 SEWER PIPE ABS SCHEDULE 40 VENT PIPE ABS SCHEDULE 40 CLEAN OUT NOTES:

ADU PROPOSED SEWER DESIGN IS TO SHARE THE EXISTING RESIDENCE'S DRAINAGE SYSTEM. THE TOTAL DFU'S SHALL CONFORM TO THE REQUIREMENTS OF TABLE 703.2, 2022 CPC.

2. SEE FIXTURE TABLE FOR MINIMUM TRAP SIZING.

MAXIMUM PIPE LENGTH = 118'

**DOCUMENTS** 

DRAWN & CALCULATED BY:

José Eduardo González

2907 Buckingham Rd Los Angeles CA 90016 Phone 310 384 8766 goeduardo@gmail.com

DATE:

JULY 3RD, 2025

TITLE: PROPOSED SEWER

LINE SIZING PLAN & CALCULATION

JOB NO.: 00180

SHEET NO.:

## STUDIO BERZUNZA 5000 BIRCH ST. STE. 3000 NEWPORT BEACH CA 92660

# LANDSCAPE PLANS

TOLUCA RESIDENCE 405 E. TOLUCA ORANGE, CA 92866 APN: 390-103-15





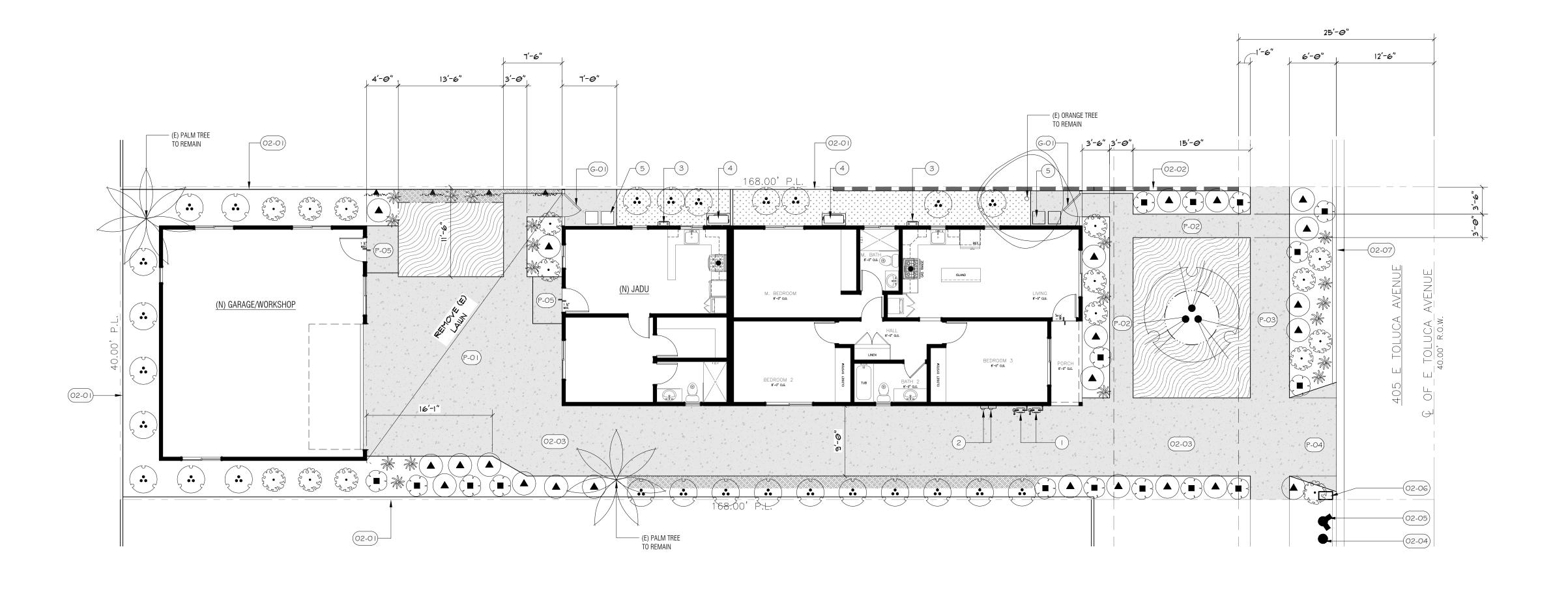
405 E. TOLUCA ORANGE, CA 92866 APN: 390-103-15 LOT:12/D TRACT:175

DRAW BY: V. BERZUNZA

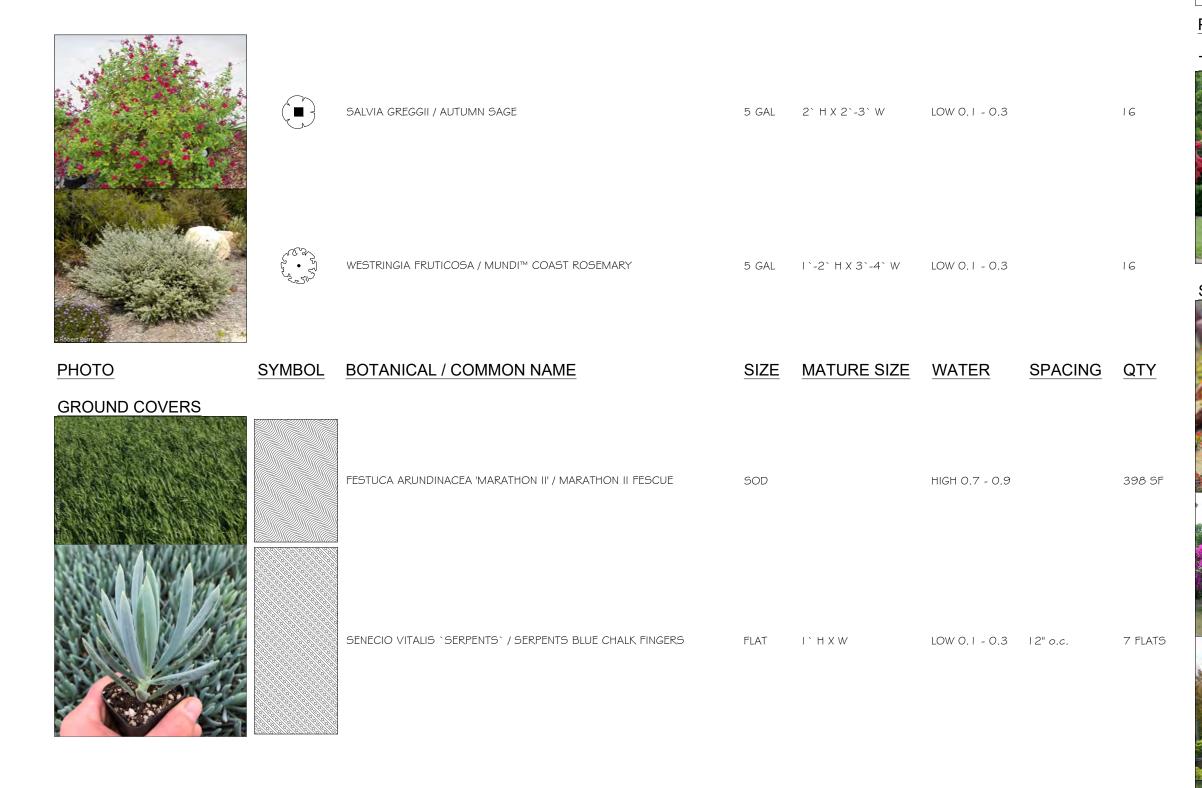
> CHECKED BY: V. BERZUNZA

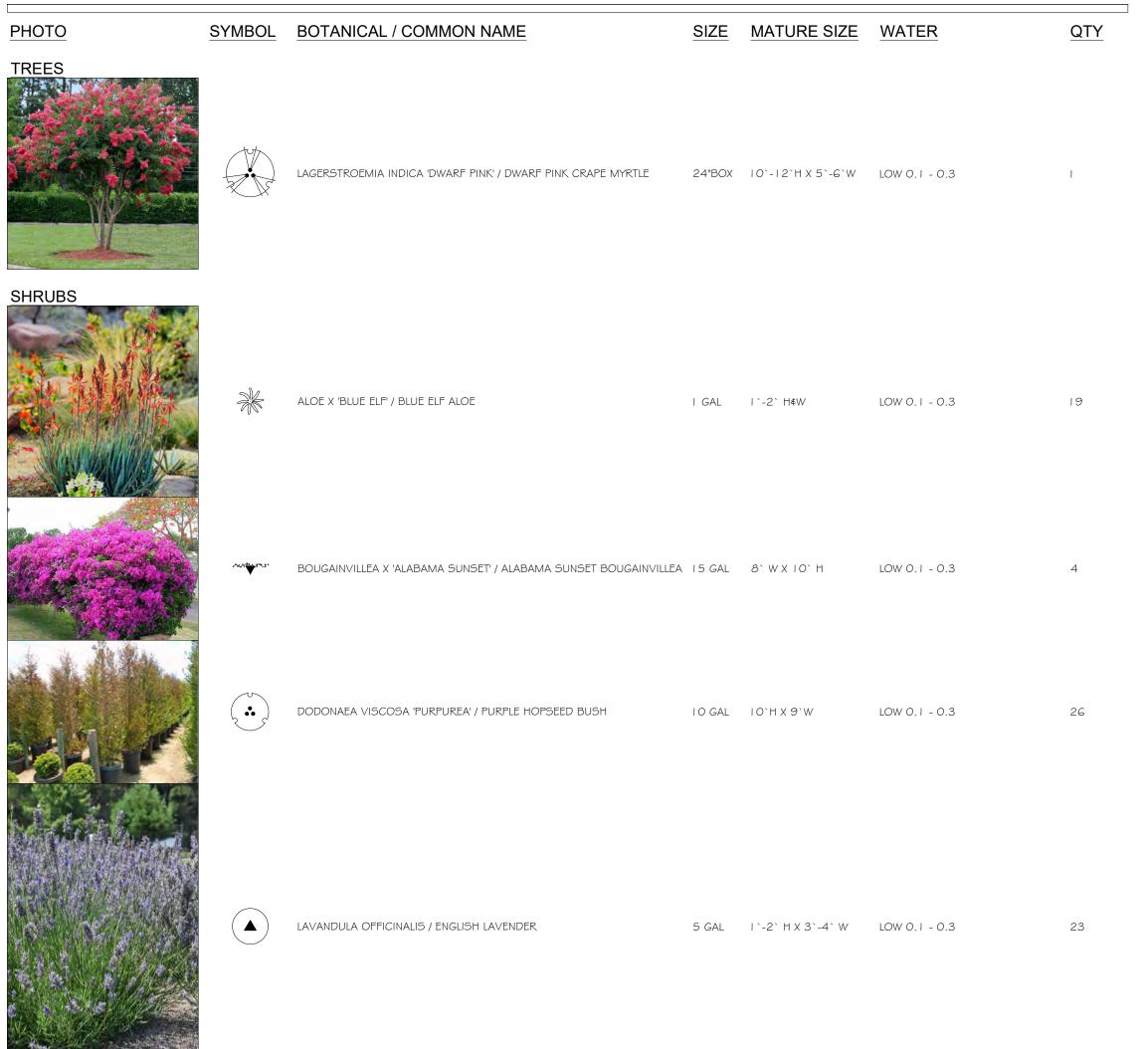
REVISIONS:

No.	DATE	DESCRIPTION					
PR0	JECT:0X.00X.25	, ,					
ERZUNZA	SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT LID. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG	north					
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	T DESCRIPTION: R SHEET						



PLANT SCHEDULE





#### REFERENCE NOTES SCHEDULE

#### DESCRIPTION

- GAS METER BY OTHERS \*REF. TO ARCH'S PLAN
- ELECT. PANEL BY OTHERS \*REF. TO ARCH'S PLAN
- THANKLESS W/H BY OTHERS
- \*REF. TO ARCH'S PLAN
- \*REF. TO ARCH'S PLAN

### 5

#### 02 EXISTING CONDITIONS

- (E) 5'-O" HT WOOD FENCE TO REMAIN
- (E) 3' HT BLOCK WALL TO REMAIN
- (E) DRIVEWAY TO REMAIN
- (E) POWER POLE
- (E) FIRE HYDRANT (E) WATER METER
- 02-02 02-03 02-04 02-05 02-06 02-07 (E) CURB TO REMAIN

SITE GATE BY OTHERS \*REF. TO ARCH'S PLAN

#### **PAVING**

- PROPOSED CONCRETE BY OTHERS \*RER. TO ARCH'S PLANS
- PROPOSED CONC. WALKWAY
- PROPOSED SIDE BY OTHER'S \*REF. TO ARCH'S PLANS
- PROPOSED APPROACH BY OTHERS \*REF. TO ARCH'S PLAN

#### LANDSCAPE TABULATION

FRONT YARD 40% MIN. LANDSCAPE AREA

#### FRONT YARD SETBACK (FYSB)

800 SF (100%) HARDSCAPE / DRIVEWAY: 200 SF 600 SF LANDSCAPE:

LANDSCAPE REQUIRED: 240 SF (40%) < PROVIDED: 600 SF (75%)

#### PLANTING NOTES

#### TREE OVERHANG NOTE:

OWNER TO MAINTAIN ALL TREES AND SHRUB ALONG THE PROPERTY WALLS AND ENSURE THAT THE PLANT MATERIAL SHALL NOT OVERHANG MORE THAN 40% INTO ANY NEIGHBOR'S YARD.

#### SHRUBS & TREES PLANTING NOTES

V3 STUDIO BERZUNZA.

- CONTRACTOR SHALL VERIFY ALL SHRUB QUANTITIES AND SIZES BY PLAN CHECK. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES AND SIZE AS SHOWN ON PLAN.
- 2. CONTRACTOR TO COORDINATE APPROVALS. CONTRACTOR SHALL REMOVE ALL GROWER STAKES.
- 3. LANDSCAPE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AND DIRECT ALL WATER SO AS TO PREVENT STANDING WATER.
- 4. NO SHRUBS SHALL BE PLANTED THAT WILL CREATE A VISUAL OBSTRUCTION TO SIGHT LINE OF
- 5. TREES PLANTED IN LANDSCAPE AREAS OF LESS THAN 4' IN WIDTH SHALL BE INSTALLED WITH AN APPROVED ROOT BARRIERS.
- 6. LANDSCAPE DESIGNER RESERVES THE RIGHT TO REFUSE PLANTS DELIVERED TO THE SITE THAT ARE SUBSTANDARD. REPLACEMENT PLANTS ARE TO BE SUPPLIED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- . PLANT CROWN TO BE I" ABOVE ADJACENT GRADE FOR TREES AND SHRUBS. PLANTS SHALL BE HEALTHY, VIGOROUS AND TRUE TO SPECIES AND VARIETY AS
- SHOWN IN THE LEGEND. 8. NO PLANT SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION OF
- 9. ALL SHRUBS SHALL BE DELIVERED TO THE SITE AND INSPECTED BY THE LANDSCAPE DESIGNER. CONTRACTOR MUST CONTACT THE LANDSCAPE DESIGNER WITHIN 48 HRS OF EXPECTED DELIVERY.
- O. ALL SHRUBS SHALL BE PLACED ON THE SITE PER THE PLANS AND ADJUSTED IN THE FIELD BY THE LANDSCAPE DESIGNER PRIOR TO INSTALLATION.
- I. SOIL PREPARATION AND BACKFILL FOR ALL PLANTING AREAS SHALL BE PER NURSERY RECOMMENDATIONS AND DETAILS.
- 12. FOLLOWING INSTALLATION, ALL PLANTING AREAS EXPECT LAWNS SHALL BE COVERED WITH MINIMUM 3" OF ORGANIC MULCH UNLESS NOTED.

STUDIO BERZUNZA

LUXURY INTEGRAL DESIGNS RESIDENCTIAL + LANDSCAPE + INTERIORS

5000 Birch St. Ste. 3000 Newport Beach, CA 92660

t: 714.795.8080 e: vladimir@studioberzunza.com

STUDIOBERZUNZA.COM



VLADIMIR BERZUNZA PRINCIPAL VISIONARY DESIGNER

PROJECT ADDRESS: TOLUCA RESIDENCE

405 E. TOLUCA ORANGE, CA 92866 APN: 390-103-15 LOT:12/D TRACT:175

DRAW BY: V. BERZUNZA

CHECKED BY: V. BERZUNZA

REVISIONS:

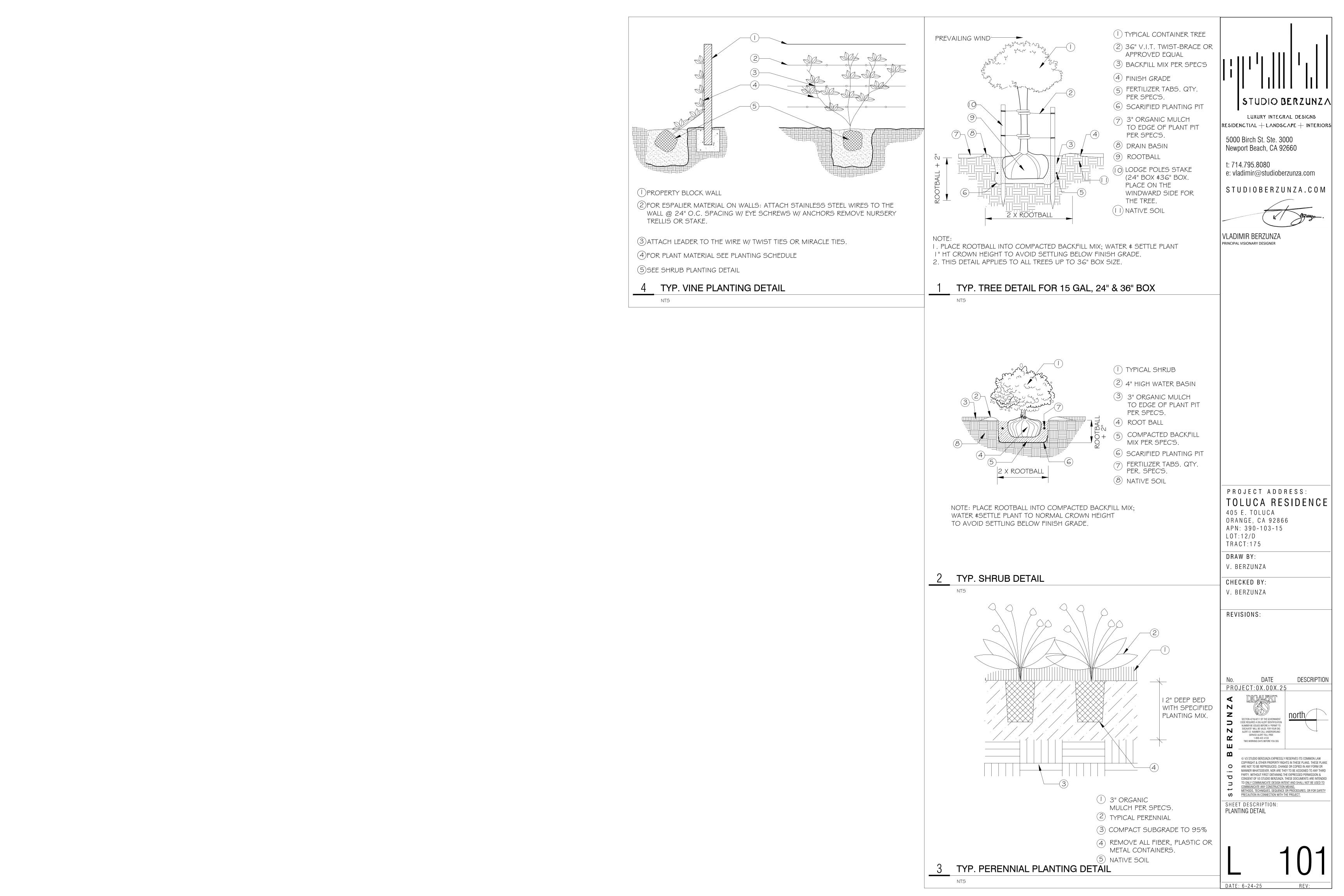
DESCRIPTION PROJECT: 0X.00X.2

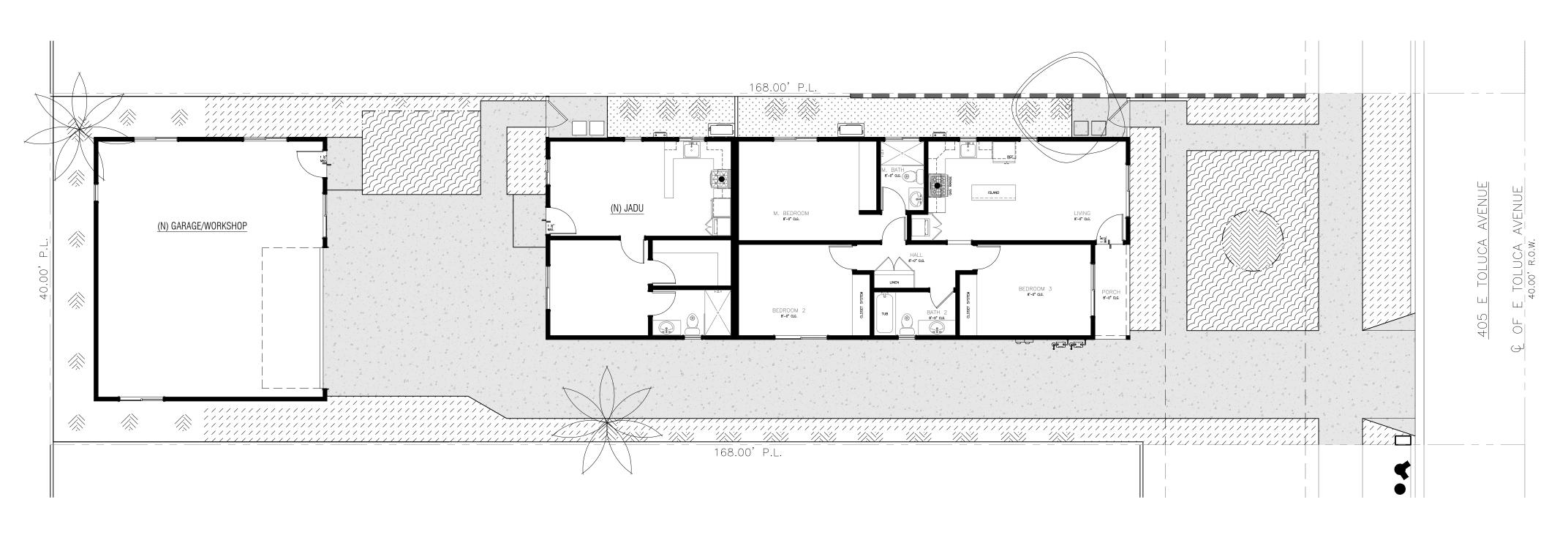
SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG

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PRECAUTION IN CONNECTION WITH THE PROJECT.

SHEET DESCRIPTION: PLANTING / SITE PLAN





#### CONCEPT GRAPHICS SCHEDULE

H.Z. #1 SHRUB & GC. LOW WATER-DRIP

TAKEOFF: 765 SF

H.Z. #2 SHRUB & VINE-LOW WATER-BUBBLER

TAKEOFF: 154 SF

H.Z. #3 LAWN- HIGH WATER - SPRAY

TAKEOFF: 397 SF

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5000 Birch St. Ste. 3000 Newport Beach, CA 92660

t: 714.795.8080

e: vladimir@studioberzunza.com

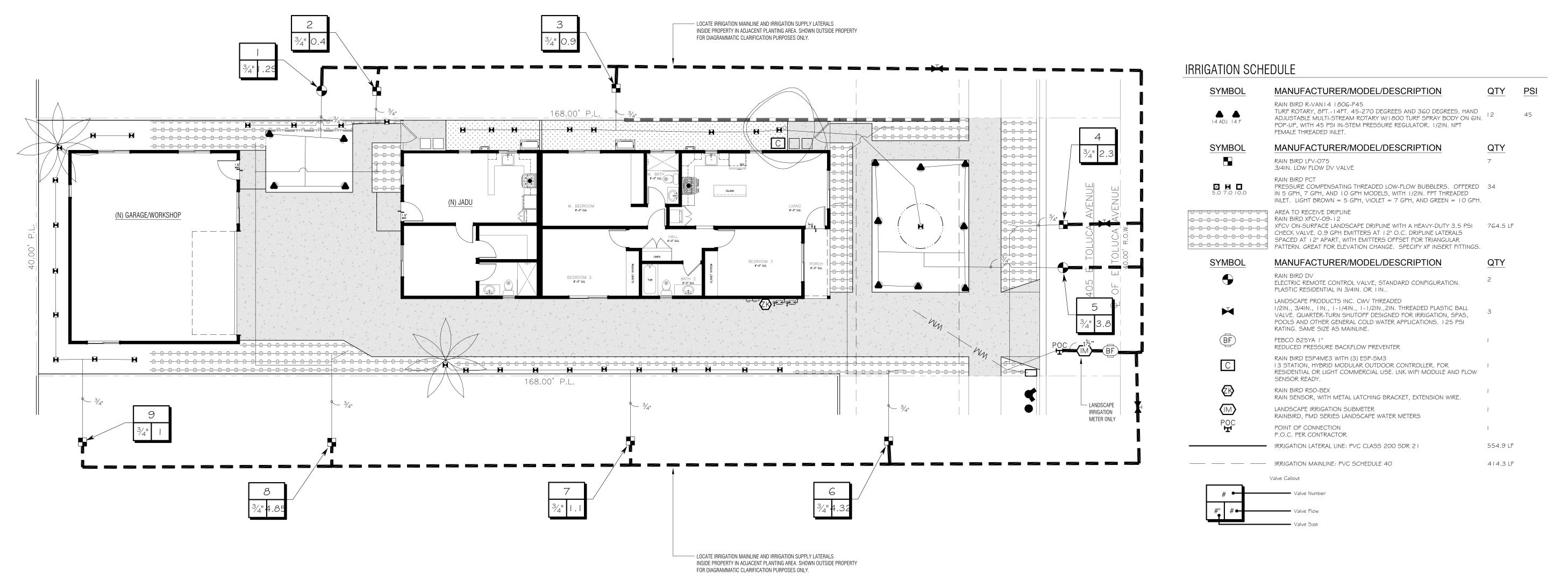
v. szunzo.

STUDIOBERZUNZA.COM

VLADIMIR BERZUNZA PRINCIPAL VISIONARY DESIGNER

HYDROZONE PLAN

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



PROJECT ADDRESS:

TOLUCA RESIDENCE

405 E. TOLUCA
ORANGE, CA 92866
APN: 390-103-15
LOT:12/D
TRACT:175

DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

REVISIONS:

No. DATE DESCRIPTION
PROJECT:0X.00X.25

A COMPRISE OR SETTION ALTER TRANSPORTION OR ALERT LO NUMBER CALL LUCERBROUND
TOWN OF THE COVENMENT
TWO WORKING DAYS BEFORE YOU DIG

20

SHEET DESCRIPTION:

IRRIGATION & HYDROZONE PLAN

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#### **WORKSHEET INFORMATION & EQUATIONS**

#### <sup>a</sup> Local monthly evapotranspiration rates are listed in Appendix D.

<sup>b</sup> The following table can be used for common plant factors:

Plant Factor	PF
Very low water use plant	0.1
Low water use plant	0.2
Medium water use plant	0.5
High water use plant	0.8
Lawn	0.8
Pool, spa, or other water feature	1.0

<sup>c</sup> Irrigation efficiency is derived from measurements and estimates of irrigation system characteristics and management practices. The minimum average irrigation efficiency for purposes of these Guidelines is 0.71. The following irrigation efficiency may be obtained for the listed irrigation heads with an *Irrigation Management Efficiency* of 90%:

Irrigation Method	IE
Spray nozzles	71%
High efficiency spray nozzles	73%
Multi stream/Multi trajectory rotary (MSMT) nozzles	76%
Stream rotor nozzle	73%
Microspray	76%
Bubblers	77%
Drip emitter	81%
Subsurface drip	81%

<sup>d</sup> Estimated Total Water Use (ETWU) is the annual gallons required

 $ETWU = (ETo) \times (0.62) \times (ETAF \times Area)$ 

where, ETo = annual evapotranspiration rate in inches per year 0.62 = factor used to convert inches per year to gallons per square foot ETAF = plant factor - irrigation efficiency

<sup>e</sup> Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for nonresidential areas.

f Maximum Allowed Water Allowance (MAWA) is the annual gallons allowed

 $MAWA = (ETo) \times (0.62) \times [(ETAF \times LA) + ((1-ETAF) \times SLA)]$ 

where, ETo = annual evapotranspiration rate in inches per year 0.62 = factor used to convert inches per year to gallons per square foot  $ETAF = plant factor \div irrigation efficiency$ LA = total (site wide) landscape area in square feet SLA = total special landscape area

#### **Appendix C: Water Efficient Landscape Worksheet**

#### WATER EFFICIENT LANDSCAPE WORKSHEET This worksheet is filled out by the project applicant and it is a required item of the Landscape Documentation Package.

Landscape Area Sector Type [⅓] Residential (select one): [] Non-Residential

	Hydrozone #/Planting Description	Location	Plant Factor <sup>b</sup> (PF)	Irrigation Method <sup>c</sup>	Irrigation Efficiency <sup>c</sup> (IE)	ETAF (PF/IE)	Landscape Area (sq-ft)	ETAF x Area	Estimated Total Water Use <sup>d</sup> (ETWU)
Regulai	r Landscape Area								
1	LW	FULL SUN	0.2	DRIP	0.81	0.24	765	183.6	5,654
2	LW	FULL SUN	0.2	BUBBLER	0.77	0.26	154	40.04	1,233
3	HW	FULL SUN	0.8	MSMT	0.76	1.00	397	397	12,227
4									
5									
6									
7									
8									
9			·						
10									
11									
12									

.50 1,316 620.64 Average ETAF for Regular In Not In Landscape Areas<sup>e</sup> (circle one): Compliance Compliance

Special	Landscape Area							
SLA-1								
SLA-2								
SLA-3								
SLA-4								
SLA-5								
ET	ΓWU = (ETo) (0.62)	(ETAF x LA)			Totals			
	= (49.7) (0.62)	2) (620.64)				Total Laı	ndscape Area	1,316
	=(30.80)(620)	0.64)				Si	te wide ETAF	.50
	= 19,115 G.P.	Υ.					ETWU Total	19,115
M	AWA = (ETo) (0.62)	[(ETAF x LA)	+ (1-ETAF x SLA)]	Maximu	ım Allowed	l Water Allowa	nce (MAWA) <sup>f</sup>	22,293
	= (49.7) (0.62)	?) [(0.55 x 1,31	6) + $(155 \times 0)$ ]					

#### **Appendix B: Certification of Landscape Design**

#### **CERTIFICATION OF LANDSCAPE DESIGN**

#### I hereby certify that:

(1) I am a professional appropriately licensed in the State of California to provide professional landscape design services.

(2) The landscape design and water use calculations for the property located at \_\_\_\_\_ 405 E. TOLUCA ORANGE CA 92866

(provide street address or parcel number(s)) were prepared by me or under my supervision.

- (3) The landscape design and water use calculations for the identified property comply with the requirements of the City of Tustin Water Efficient Landscape Ordinance (City Code Sections 9701-9706) and the City of Tustin Guidelines for Implementation of the City of Tustin Water Efficient Landscape Ordinance.
- (4) The information I have provided in this Certificate of Landscape Design is true and correct and is hereby submitted in compliance with the City of Tustin Guidelines for Implementation of the City of Tustin Water Efficient Landscape Ordinance.

LA # 3308 License Number

NEWPORT BEACH CA 92660 Address

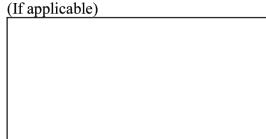
(949) 388-3369 Telephone

5000 BIRCH ST. STE. 3000

DAVID MIERTSCHIN

Print Name

Landscape Design Professional's Stamp



E-mail Address

DAVID@STUDIOBERZUNZA.COM



#### Appendix D: Reference Evapotranspiration Table

#### REFERENCE EVAPOTRANSPIRATION (ETo) TABLE

City	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Total (inches per year)
Irvine (North)	2.6	2.5	3.7	4.5	5.4	5.5	6.1	6.0	5.0	3.6	2.6	2.1	49.5
Irvine (South)	2.6	2.5	3.6	4.4	5.3	5.2	5.8	5.7	4.8	3.4	2.6	2.0	47.9
Laguna Beach	2.6	2.5	3.5	4.3	5.1	4.9	5.5	5.4	4.6	3.4	2.5	2.0	48.4
Orange	2.7	2.7	3.3	4.6	5.3	5.7	6.0	6.0	5.2	3.4	2.7	2.0	49.7
Santa Ana	2.6	2.6	3.4	4.5	5.2	5.3	5.7	5.7	4.9	3.4	2.6	2.0	47.8

\* The values in this table were derived from California Irrigation Management Information System (CIMIS) Spatial CIMIS data by zip code. Cities with multiple zip codes present monthly averages.

#### **Appendix E: Certificate of Completion**

#### LANDSCAPE INSTALLATION CERTIFICATE OF COMPLETION

#### I hereby certify that:

=(30.80)(723.8)= 22,293 G.P.Y.

Reference Evapotranspiration (ETo)<sup>a</sup>: <u>49.7</u>

(1) I am a professional appropriately licensed in the State of California to provide professional landscape design services for (project name, mailing address and telephone).

(2) The landscape project for the property located at \_\_\_\_

\_(provide street address or parcel number(s)) was installed by me or under my supervision.

(3) The landscaping for the identified property has been installed in substantial conformance with the approved Landscape Documentation Package and complies with the requirements of Water Efficient Landscape Section IX contained in the City of Orange Landscape Standards and Specifications (Municipal Code Sections 16.50.040) and the Guidelines for Implementation of the Water Efficient Landscape Section IX in the City of Orange Landscape Standards for the efficient use of water in the landscape.

(4) The following elements are attached hereto:

a. Irrigation scheduling parameters used to set the controller;

b. Landscape and irrigation maintenance schedule;

c. Irrigation audit report; and

d. Soil analysis report, if not submitted with Landscape Documentation Package, and documentation verifying implementation of the soil report recommendations.

(5) The site installation complies with the following:

a. The required irrigation system has been installed according to approved plans and specifications and if applicable, any prior approved irrigation system alternatives.

\_\_\_\_ Yes \_\_\_\_ No

b. Sprinklers comply with ASABE/ICC 802-2014 Landscape Irrigation Sprinkler & Emitter Standard.

\_\_\_\_ Yes \_\_\_\_ No

(6) The information I have provided in this Landscape Installation Certificate of Completion is true and correct and is hereby submitted in compliance with Section IX of City of Orange Landscape Standards and Specifications and the Guidelines for Implementation of Water Efficient Landscapes Section IX of the City of Orange Landscape Standards and Specifications.

Print Name		Date
Signature		License Number
Address		
Telephone		E-mail Address
Landscape Design Professional's Stam (If Appropriate)	p	

PROJECT ADDRESS: TOLUCA RESIDENCE

STUDIO BERZUNZA

LUXURY INTEGRAL DESIGNS

RESIDENCTIAL + LANDSCAPE + INTERIORS

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VLADIMIR BERZUNZA PRINCIPAL VISIONARY DESIGNER

Newport Beach, CA 92660

e: vladimir@studioberzunza.com

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405 E. TOLUCA ORANGE, CA 92866 APN: 390-103-15 LOT:12/D

TRACT:175 DRAW BY: V. BERZUNZA

CHECKED BY: V. BERZUNZA

**REVISIONS:** 

DESCRIPTION

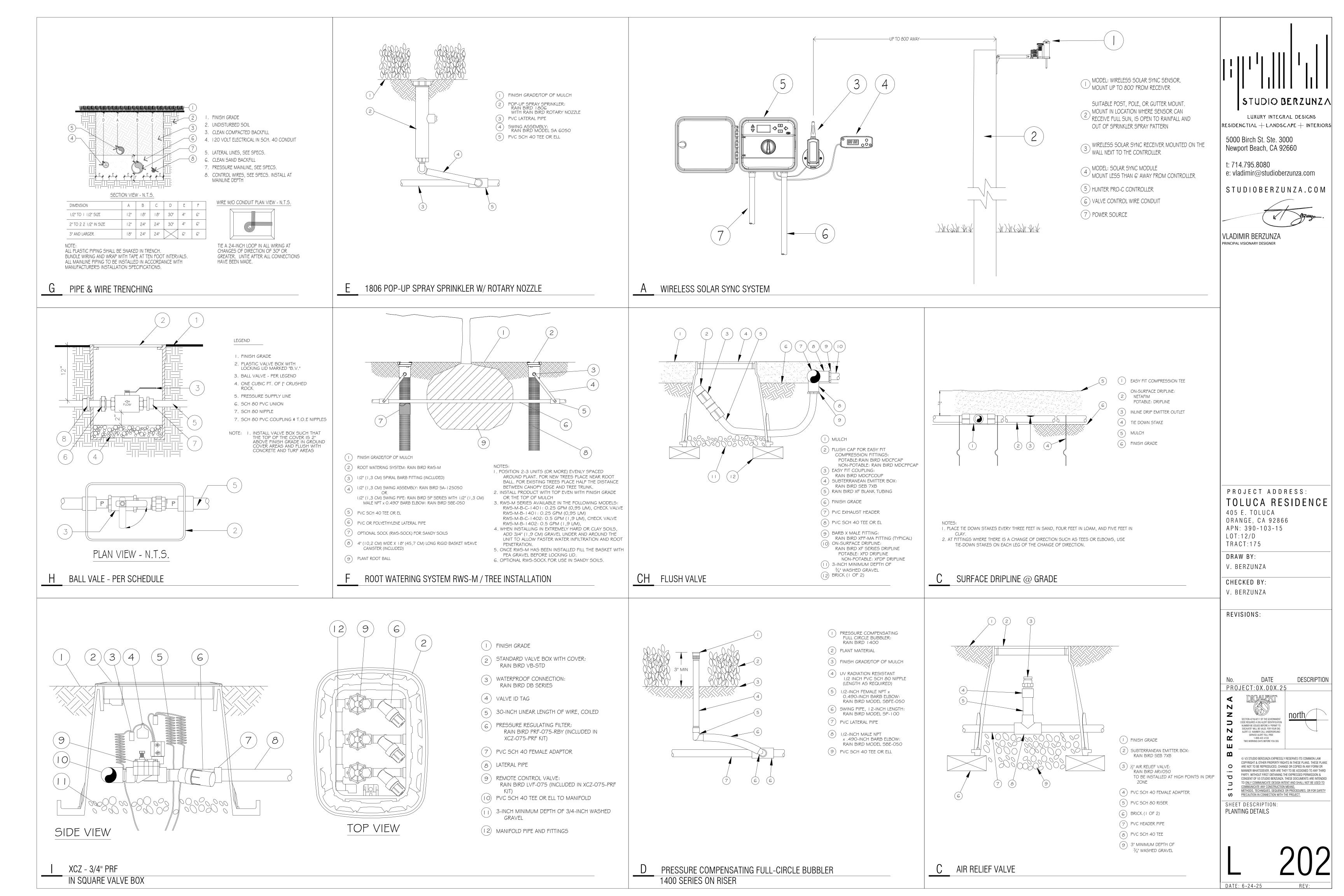
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SECTION 4216/4217 OF THE GOVERNMENT
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ALERT I.D. NUMBER CALL UNIDERGROUND
SERVICE ALERT TOLL FREE
1-80-0422-4133
TWO WORKING DAYS BEFORE YOU DIG

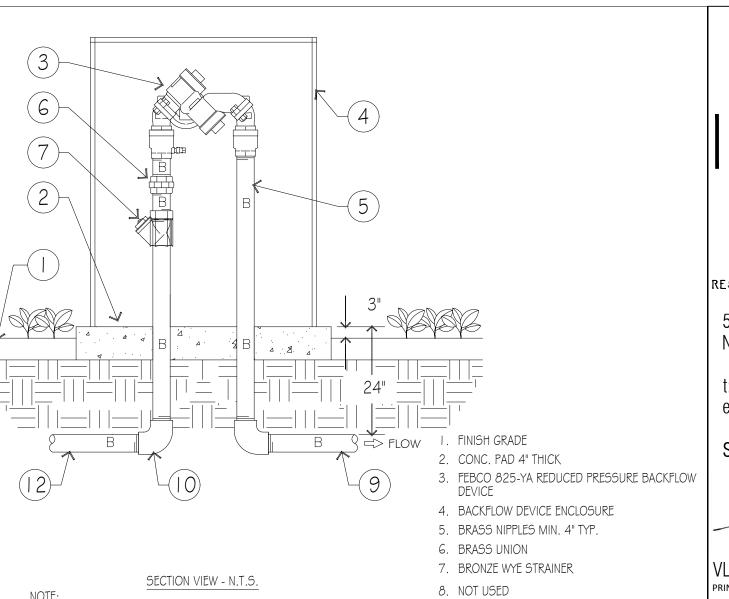
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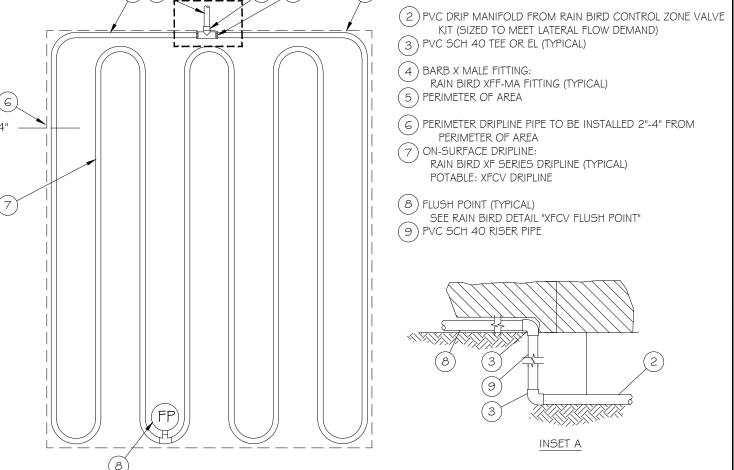
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I. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE. 3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE

XFCV ON-SURFACE DRIPLINE QUICK LAYOUT

## XFCV Dripline Maximum Lateral Lengths 12" Spacing 18" Spacing Inlet Pressure psi Nominal Flow (gph) Nominal Flow (gph) 0.6 0.9 0.6 0.9 20 192 136 254 215 289 205 402 337 350 248 498 416 397 281 573 477

60 436 309 637 529

9. BRASS MAINLINE PIPE TO BRONZE PRESSURE REGULATOR AND MASTER CONTROL VALVE

I 2. BRASS MAINLINE PIPE FROM WATER METER AND BALL TYPE SHUT OFF VALVE

10. BRASS ELLS

11.NOT USED

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5000 Birch St. Ste. 3000 Newport Beach, CA 92660

t: 714.795.8080 e: vladimir@studioberzunza.com



VLADIMIR BERZUNZA PRINCIPAL VISIONARY DESIGNER

PROJECT ADDRESS: TOLUCA RESIDENCE 405 E. TOLUCA ORANGE, CA 92866 APN: 390-103-15 LOT:12/D TRACT:175

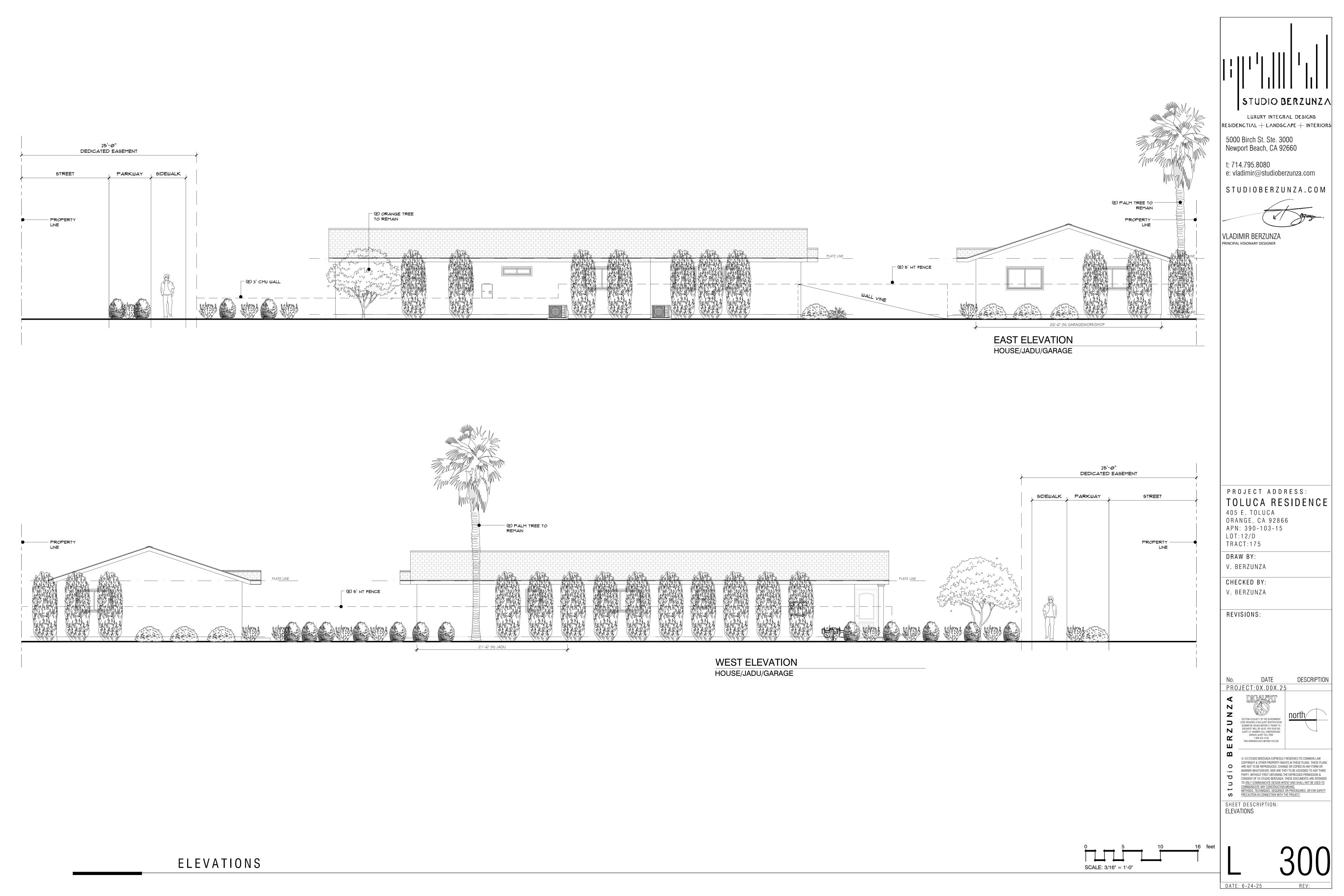
DRAW BY: V. BERZUNZA

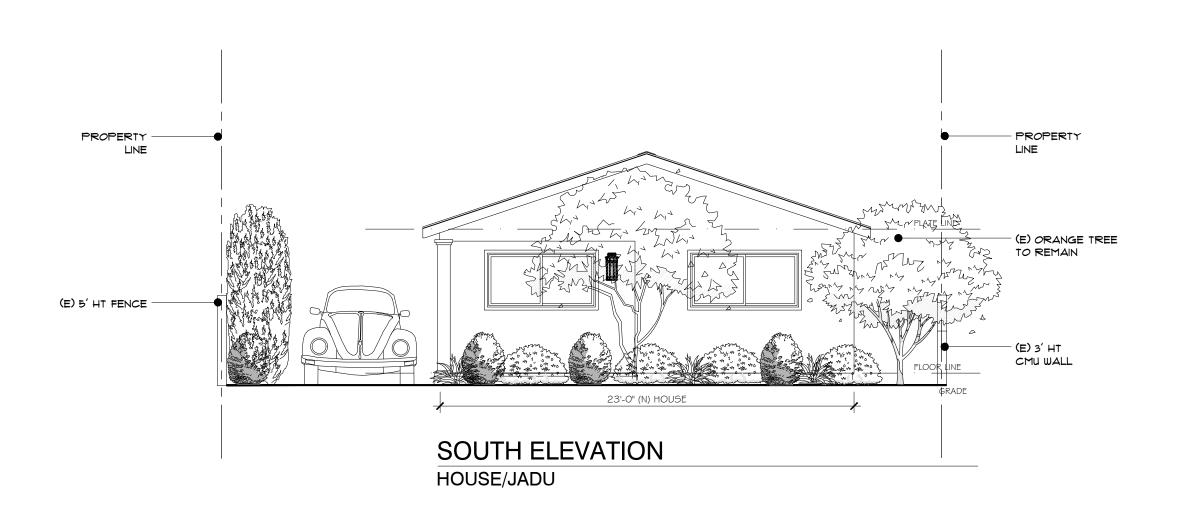
CHECKED BY: V. BERZUNZA

REVISIONS:

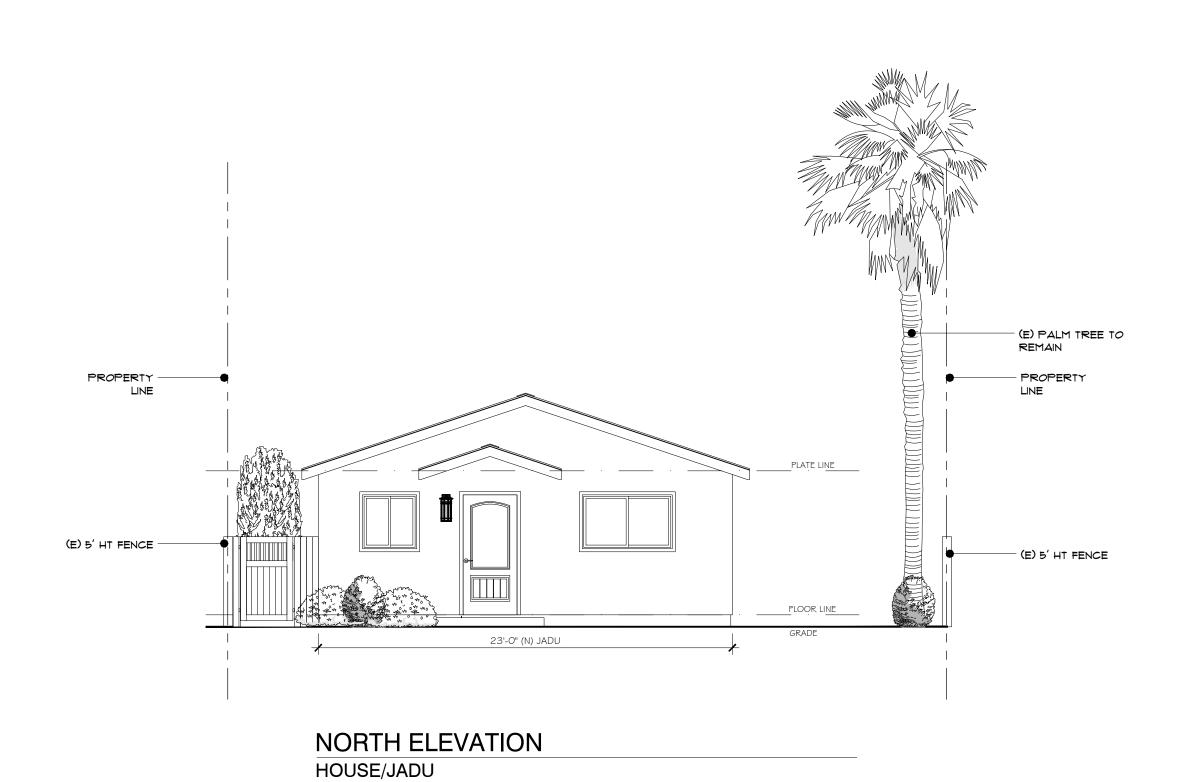
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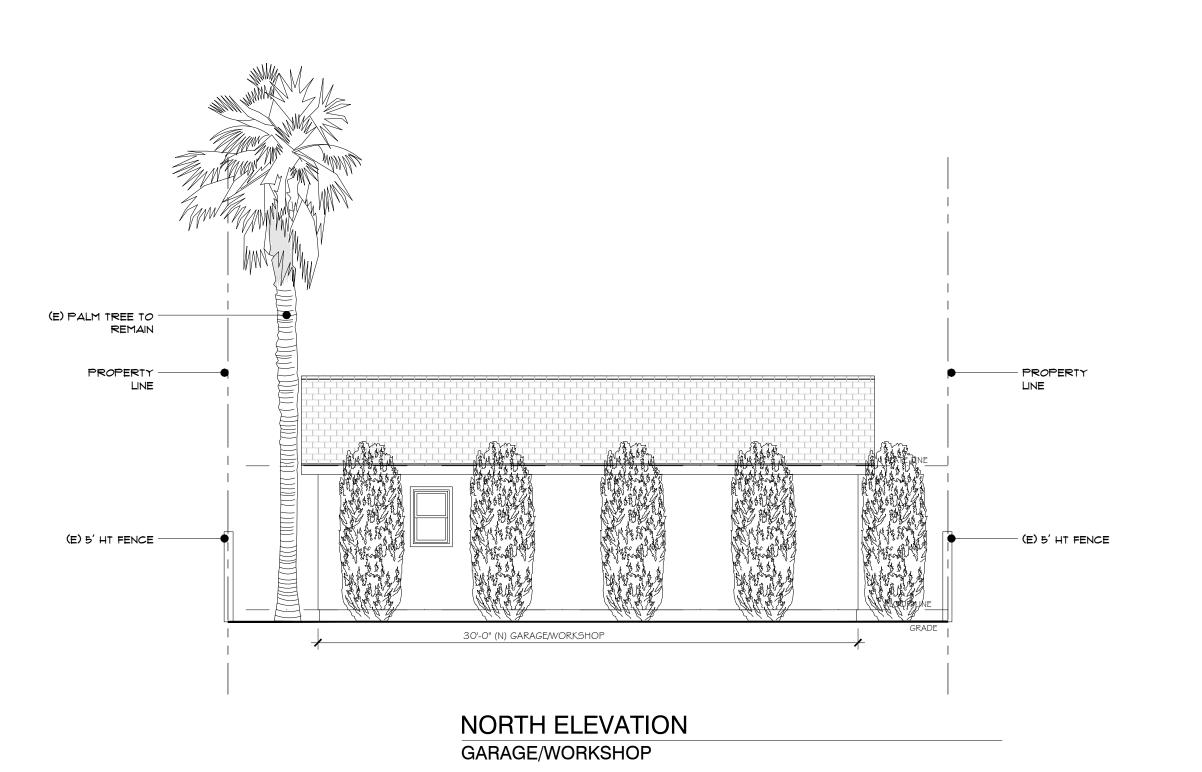
DATE: 6-24-25













VLADIMIR BERZUNZA PRINCIPAL VISIONARY DESIGNER

PROJECT ADDRESS:

TOLUCA RESIDENCE

405 E. TOLUCA
ORANGE, CA 92866
APN: 390-103-15
LOT:12/D
TRACT:175

DRAW BY: V. BERZUNZA

CHECKED BY: V. BERZUNZA

REVISIONS:

NO. DATE DESCRIPTION

PROJECT: 0X.00X.25

V

SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT ID. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

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METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, OR FOR SAFETY
PRECAUTION IN CONNECTION WITH THE PROJECT.

SHEET DESCRIPTION: ELEVATIONS

DATE: 6-24-25

0 5 10 16 fee SCALE: 3/16" = 1'-0"

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