AGENDA

Design Review Committee

October 15, 2025

5:30 PM Regular Session

City Council Chamber
300 E. Chapman Avenue
Orange, CA 92866

Welcome to the Design Review Committee Meeting. Regular meetings of the City of Orange Design Review Committee are held the first and third Wednesday of each month at 5:30 p.m.

Agenda Information

The agenda contains a brief general description of each item to be considered. Written materials relating to an item on the agenda that are provided to the Design Review Committee (DRC) after agenda packet distribution and within 72 hours before it is to consider the item will be made available for public inspection in the City Clerk's Office located at 300 E. Chapman Avenue, Orange, during normal business hours; at the DRC meeting; and made available on the City's website at www.cityoforange.org.

Public Participation

Design Review Committee meetings may be viewed on Spectrum Cable Channel 3 and AT&T U-verse Channel 99 or streamed live and on-demand on the City's website at www.cityoforange.org.

Pursuant to Government Code Section 54954.3, members of the public may address the Design Review Committee on any agenda items or matters within the jurisdiction of the governing body by using any of the following methods:

1) In-person

To speak on an item on the agenda, complete a speaker card indicating your name, address, and identify the agenda item number or subject matter you wish to address. The card should be given to City staff prior to the start of the meeting. General comments are received during the "Public Comments" section at the beginning of the meeting. No action may be taken on off-agenda items unless authorized by law. Public Comments are limited to three (3) minutes per speaker unless a different time limit is announced. It is requested that you state your name for the record, then proceed to address the Committee. All speakers shall observe civility, decorum, and good behavior.

(Continued on page 2)

2) Written Public Comments via eComment

Members of the public can submit their written comments electronically for the DRC's consideration by using the eComment feature on the Agenda page of the City's website at www.cityoforange.org. To ensure distribution to the DRC prior to consideration of the agenda, we encourage the public to submit written comments by 3:00 p.m. the day of the meeting. All written comments will be provided to DRC Members for consideration and posted on the City's website after the meeting.

3) Public Comments via recorded voicemail message

Finally, the public can record their comments by calling (714) 744-7271 no later than 4:00 p.m. the day of the meeting. Recorded messages will not be played at the meeting, but will be provided to the Design Review Committee.

Please contact the City Clerk's Office at (714) 744-5500 with any questions.

ADA Requirements: In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the Clerk's office at (714) 744-5500. Notification at least 48 hours in advance of meeting will enable the City to make arrangements to assure accessibility to this meeting.

REMINDER: Please silence all electronic devices while DRC is in session.

APPEAL PROCEDURE

Any final determination by the Design Review Committee may be appealed, and such appeal must be filed within 7 calendar days after the action is taken. This appeal shall be made in written form to the Community Development Department, accompanied by an initial appeal deposit of $1,000.00.

The Community Development Department, upon filing of said appeal, will set petition for public hearing before the City Planning Commission at the earliest possible date.

If you challenge any City of Orange decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on this agenda or in written correspondence delivered to the Design Review Committee at, or prior to, the public hearing.

1. OPENING/CALL TO ORDER

1.1 PLEDGE OF ALLEGIANCE

Chair Maryanne Skorpanich

1.2 ROLL CALL

2. PUBLIC COMMENTS

Opportunity for members of the public to address the Committee on matters not listed on the agenda which are within the subject matter jurisdiction of the DRC, provided that NO action may be taken on off-agenda items unless authorized by law. Public Comments are limited to three (3) minutes per speaker.

3. NEW BUSINESS

3.1. A request to demolish the existing structures and construct a new single-family residence and detached garage at 405 E. Toluca Avenue. (Design Review No. 5156).

Recommended Action:

Approval of Design Review No. 5156.

Attachments:
Staff Report
Attachment 1 Vicinity Map
Attachment 2 Letter Of Justification June 17
Attachment 3 DPR Form
Attachment 4 Project Plans
Attachment 5 Historic Resource Assessment

4. ADJOURNMENT

The next Regular Design Review Committee meeting will be held on Wednesday, November 5, 2025 at 5:30 p.m., in the Council Chamber.

I, Schyler Moreno, Administrative Assistant for the City of Orange, hereby declare, under penalty of perjury, that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at the following locations: Orange Civic Center kiosk and Orange City Clerk's Office at 300 E. Chapman Avenue, Orange Main Public Library at 407 E. Chapman Avenue, Police facility at 1107 N. Batavia, and uploaded to the City's website www.cityoforange.org.

Date posted: October 9, 2025

Agenda Item

Design Review Committee

Item #: 3.1. 10/15/2025 **File #:** 25-0497

TO: **Chair and Members of the Design Review Committee**

THRU: **Hayden Beckman, Planning Manager**

FROM: **Arlen Beck, Associate Planner**

1. SUBJECT

A request to demolish the existing structures and construct a new single-family residence and detached garage at 405 E. Toluca Avenue. (Design Review No. 5156).

2. SUMMARY

The applicant proposes to demolish the existing 480 square foot single family residence, 162 square foot porch, and 192 square foot detached garage and construct a new 992 square foot single-family residence, a new 495 square foot Junior Accessory Dwelling Unit (JADU), a new 43 square foot front porch, and a new 795 square foot detached two-car garage on a property designated as a non-contributor, in the Old Towne Historic District located at 405 E. Toluca Avenue.

3. RECOMMENDED ACTION

Approval of Design Review No. 5156.

4. BACKGROUND INFORMATION

Applicant/Owner: Rafi Baghdasarian

Property Location: 405 E. Toluca Avenue

General Plan Designation: Low-Medium Density Residential (LMDR)

Zoning Classification: Duplex Residential District (R2-6)

Existing Development: Single Family Dwelling & detached garage

Associated Application: None

Previous DRC Project Review: None

5. PROJECT DESCRIPTION

The project includes the demolition of the existing structures on the lot, which include a 480 square foot single family residence, a 162 square foot porch, and a 192 square foot detached garage. A new 992 sq ft single family residence, 495 square foot Junior Accessory Dwelling Unit, 43 square foot front porch, and a 795 sq ft detached two-car garage are proposed for construction on the existing lot located wtihin the Old Towne Orange Historic District.

The major components of this project include:

- Demolition of an existing 480 square foot single family residence of Mediterranean Revival architecture which was constructed in 1935, 162 square foot porch, and 192 square foot detached garage which is designated as a non-contributor in the Old Towne Historic District.

- A new 992 sq ft three-bedroom, two-bathroom single family residence with a 4:12 pitch gable roof finished with composition shingles. The proposed house is to be finished with new smooth stucco in the Benjamin-Moore color of “Barely There”.

- A new one-bedroom, one-bathroom, 495 square foot Junior Accessory Dwelling Unit (JADU).

- A 795 sq ft detached two-car garage and storage space with a 4:12 pitch gable roof is proposed to match the smooth stucco finish and color of the proposed single-family dwelling and will have a new wood clad garage door which is to be finished in the Benjamin-Moore color of “Burnt Ember”.

- 352 sq ft of open space.

- 43 sq ft covered front porch with a concrete floor.

- New wood clad windows and doors throughout.

- New landscaping throughout the project site

6. EXISTING SITE

The site is comprised of a narrow, rectangular-shaped lot measuring approximately 6,720 sq. ft. (40 ft. x 168 ft.). It is improved with a 480 square-foot single-family residence near the center of the parcel with a deep front yard setback, and a 192 square-foot detach one-car garage. The existing one-story single-family residence was constructed in 1935, and has a rectangular floor plan with a flat roof. The exterior walls are finished in a combination of vertical wood siding and asbestos shingles. The main entrance to the existing single-family residence is located on the south elevation within a projecting full-width porch with a shed roof. Fenestration consists of aluminum sash and vinyl casement sash within wood-framed windows openings, and partially glazed wood doors with metal screens.

Located northwest of the residence is a detached one-car garage with flat roof, reverse board and batten exterior walls, and sliding wood door garage door. At the rear of the parcel is a small detached shed building with a shed roof, composite exterior wall panels that mimic vertical wood siding, a wood -paneled door, and aluminum sliding sash windows.

Landscaping consists of a grassy lawn with mature trees and shrubs. A concrete block wall is along the east property line within the front yard, and the rear yard is enclosed by a wood perimeter fence. Hardscaping is limited to the concrete driveway that extends northward from E. Toluca Avenue along

the west parcel boundary.

7. EXISTING AREA CONTEXT

The project site is surrounded by a mix of single-family homes and duplexes. The block includes both contributing and non-contributing properties. The predominant architectural style of the block is Craftsman bungalow, but there are also Minimal Traditional and Ranch style homes.

The applicant prepared an FAR analysis of the block that includes all properties. The FAR of the block including both contributing and non-contributing properties averages to .24. The project proposes a FAR of .33.

8. ANALYSIS OF THE PROJECT

The proposed infill construction is designed to be compatible with the adjacent historic buildings and with the guidelines for Infill Construction in the Historic Preservation Design Standards, in that the location of the new primary and secondary structures would follow the historic pattern of front and side yard setbacks in the neighborhood which will better align with the setting, or streetscape of the historic district, and the proposed garage structure is at the rear of the property behind the primary residence to match the pattern of development in the district. The new building would be similar in mass and scale to surrounding buildings and have a comparable height and roof form. The main entrance and facade will be parallel to and facing the street, with the front door oriented to the west, and the pattern of windows and doors on elevations visible from the street generally follow similar patterns to surrounding historic buildings. Exterior materials are compatible with the size, scale, design, texture, reflectivity, durability, and color of historic materials used on comparable historic buildings in the Historic District. The use of appropriate and compatible materials for the new single-family house and detached two-car garage do not create a false sense of history in that all of the structures will be new, and therefore the Historic District continues to retain its integrity of setting that conveys its significance.

Floor Area Ratio (FAR):
Most historic residential properties in Old Towne range from 0.15 to 0.25 FAR. The project proposes a FAR of .33. In general, an infill project should aim for a FAR that is no higher than the average FAR on the surrounding block. The applicant prepared an analysis of the block that includes all properties, which for both contributing and non-contributing properties averages to 0.24.

The habitable square footage and FAR of the contributing properties on E. Toluca Avenue are listed below:

- 545 S. Grand Avenue (corner of E. Toluca Avenue): 2,886 sq. ft. living area, 0.26 FAR
- 325/327 E. Toluca Avenue: 2,520 sq. ft. living area, 0.26 FAR
- 334 E. Toluca Avenue: 1,246 sq. ft. living area, 0.26 FAR

With 1,487 sq. ft. of livable area, the proposed project would have a total FAR of 0.33, which is comparable to the contributing properties on the block. Although the FAR is slightly higher, the proposed project will be compatible with the physical form of nearby historic buildings as a low scale residence with similar setbacks, massing, and arrangement of primary and secondary buildings on the site.

Front Door Orientation:
Standard 4 for infill construction of the Historic Preservation Design Standards states, “A new primary

building should have a main entrance and façade parallel to and facing the street." The main entrance for the proposed new residence would be on the south elevation, oriented south towards E. Toluca Avenue, however, the front entrance door is oriented to the west. The main entrance and façade are still parallel to the street but the front door does not face the street. Other examples of this type of orientation exist in the district and more specifically it is seen on E. Toluca at 320 E. Toluca Avenue, which is designated as a contributor.

9. ADVISORY BOARD RECOMMENDATION

None.

10. PUBLIC NOTICE

Notice was provided to owners and tenants within 300 feet of the project on or before October 2, 2025, and the site was posted with a notice on or before that date.

11. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15303 (Class 3 - New Construction or Conversion of Small Structures), because the request consists of the construction of one new 1,487 sq ft residential structure with a 795 sq ft detached two-car garage on an existing 6,720 sq. ft. lot.

12. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Based on the following Findings and statements in support of such Findings, staff recommends the DRC make a final determination on the proposed project with recommended conditions (Orange Municipal Code 17.10.070.G).

1. In the Old Towne Historic District, the proposed work conforms to the prescriptive standards and design criteria referenced and/or recommended by the DRC or other reviewing body for the project (OMC 17.10.070.G.1).

   The proposed project is in conformance with the Historic Preservation Design Standards, which are the prescriptive design criteria for projects within the Old Towne Orange Historic District. It is compatible with the mass, scale, and roof form of the surrounding neighborhood, and would not negatively impact the appearance of the Historic District. Materials and color proposed would be complimentary to the homes in the surrounding neighborhood and preserve the character of the street.

2. In any National Register Historic District, the proposed work complies with the Secretary of the Interior's standards and guidelines (OMC 17.10.070.G.2).

   The Secretary of the Interior's Standards do not directly regulate new infill construction but provide guidelines for working on historic properties. For new infill construction in California, these standards focus on new work being visually compatible with the historic environment in terms of mass, size, scale, and architectural features, but also clearly differentiated from the historic buildings to protect historic integrity and avoid creating a "false sense of historic development".

   The proposed new infill development keeps existing spatial relationships that characterize the property in relation to the district. The proposed comparable FAR, building layout on the lot, and size and position of the garage in relation to the house will be compatible with and preserve the character of the neighborhood.

3. The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.07.G.3).

   Projects located in the Old Towne Orange Historic District must comply with the Historic Preservation Design Standards for Old Towne. As described above, the proposed project conforms with these design standards. The project upholds community aesthetics through an internally consisted and integrated design theme, supported by complimentary colors and materials.

4. For infill residential development, as specified in the City of Orange Infill Residential Design Guidelines, the new structure(s) or addition are compatible with the scale, massing, orientation, and articulation of the surrounding development and will preserve or enhance existing neighborhood character (OMC 17.10.07.G.4).

   The design of the new single-family residence takes cues from the surrounding historic neighborhood and its buildings without creating an exact replica of a historic architectural style and the proposed project is consistent with the mass, scale, floor area ratio, materials, height, roof form, setbacks, architectural details, and pattern of windows and doors of existing buildings on the street. The proposed front and side yard setbacks are consistent with the historic pattern of front and side yard setbacks in the neighborhood, and the proposed project features a main entrance area and façade that will be facing, and parallel to, the street. The proposed infill single family house and detached two-car garage creates a building that responds to its context within its historic neighborhood and does not create a false sense of history.

13. CONDITIONS

The approval of this project is subject to the following conditions:

1. This project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with the plans (date stamped approved September 3, 2025, and in the project case file), including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. After the application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plan, the Community Development Director may approve the changed plan without requiring a new public meeting. If the Community Development Director determines that any proposed change is substantial, he may refer the plans to the Design Review Committee for subsequent review and determination.

2. The applicant agrees, as a condition of City's approval of Design Review No. 5156, to indemnify, defend, and hold harmless, at applicant's expense, the City, its officers, agents, and employees ("City") from and against any claim, action or proceeding brought against the City, including, but not limited to, any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the City's approval, to challenge the determination made by the City under the California

Environmental Quality Act ("CEQA") or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney's fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the City Attorney in connection with said claim, action or proceeding. City may, in its sole discretion, participate in the defense of any claim, action or proceeding but such participation shall not relieve applicant of the obligations of this condition. In the event the applicant is required to defend City in connection with such claim, action or proceeding, City shall have the right to approve counsel to so defend the City, approve all significant decisions concerning the manner in which the defense is conducted and approve any all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgment rendered in the proceeding. Further, applicant agrees to indemnify, defend and hold harmless the City for all costs and expenses incurred in enforcing this provision.

3. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use may be cause for revocation of this permit.

4. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Division for the plan check process.

5. Construction permits shall be obtained for all future construction work, as required by the City of Orange, Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.

6. If not utilized, project approval expires 24 months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060.

14. ATTACHMENTS

- Attachment 1 Vicinity Map
- Attachment 2 Applicant Justification Letter
- Attachment 3 DPR Form
- Attachment 4 Project Plans
- Attachment 5 Historic Resource Assessment

Agenda Item

Design Review Committee

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Located northwest of the residence is a detached one-car garage with flat roof, reverse board and batten exterior walls, and sliding wood door garage door. At the rear of the parcel is a small detached shed building with a shed roof, composite exterior wall panels that mimic vertical wood siding, a wood -paneled door, and aluminum sliding sash windows.

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building should have a main entrance and façade parallel to and facing the street." The main entrance for the proposed new residence would be on the south elevation, oriented south towards E. Toluca Avenue, however, the front entrance door is oriented to the west. The main entrance and façade are still parallel to the street but the front door does not face the street. Other examples of this type of orientation exist in the district and more specifically it is seen on E. Toluca at 320 E. Toluca Avenue, which is designated as a contributor.

9. ADVISORY BOARD RECOMMENDATION

None.

10. PUBLIC NOTICE

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   The proposed new infill development keeps existing spatial relationships that characterize the property in relation to the district. The proposed comparable FAR, building layout on the lot, and size and position of the garage in relation to the house will be compatible with and preserve the character of the neighborhood.

3. The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.07.G.3).

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   The design of the new single-family residence takes cues from the surrounding historic neighborhood and its buildings without creating an exact replica of a historic architectural style and the proposed project is consistent with the mass, scale, floor area ratio, materials, height, roof form, setbacks, architectural details, and pattern of windows and doors of existing buildings on the street. The proposed front and side yard setbacks are consistent with the historic pattern of front and side yard setbacks in the neighborhood, and the proposed project features a main entrance area and façade that will be facing, and parallel to, the street. The proposed infill single family house and detached two-car garage creates a building that responds to its context within its historic neighborhood and does not create a false sense of history.

13. CONDITIONS

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1. This project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with the plans (date stamped approved September 3, 2025, and in the project case file), including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. After the application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plan, the Community Development Director may approve the changed plan without requiring a new public meeting. If the Community Development Director determines that any proposed change is substantial, he may refer the plans to the Design Review Committee for subsequent review and determination.

2. The applicant agrees, as a condition of City's approval of Design Review No. 5156, to indemnify, defend, and hold harmless, at applicant's expense, the City, its officers, agents, and employees ("City") from and against any claim, action or proceeding brought against the City, including, but not limited to, any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the City's approval, to challenge the determination made by the City under the California

Environmental Quality Act (“CEQA”) or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney’s fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the City Attorney in connection with said claim, action or proceeding. City may, in its sole discretion, participate in the defense of any claim, action or proceeding but such participation shall not relieve applicant of the obligations of this condition. In the event the applicant is required to defend City in connection with such claim, action or proceeding, City shall have the right to approve counsel to so defend the City, approve all significant decisions concerning the manner in which the defense is conducted and approve any all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgment rendered in the proceeding. Further, applicant agrees to indemnify, defend and hold harmless the City for all costs and expenses incurred in enforcing this provision.

3. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use may be cause for revocation of this permit.

4. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Division for the plan check process.

5. Construction permits shall be obtained for all future construction work, as required by the City of Orange, Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.

6. If not utilized, project approval expires 24 months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060.

14. ATTACHMENTS

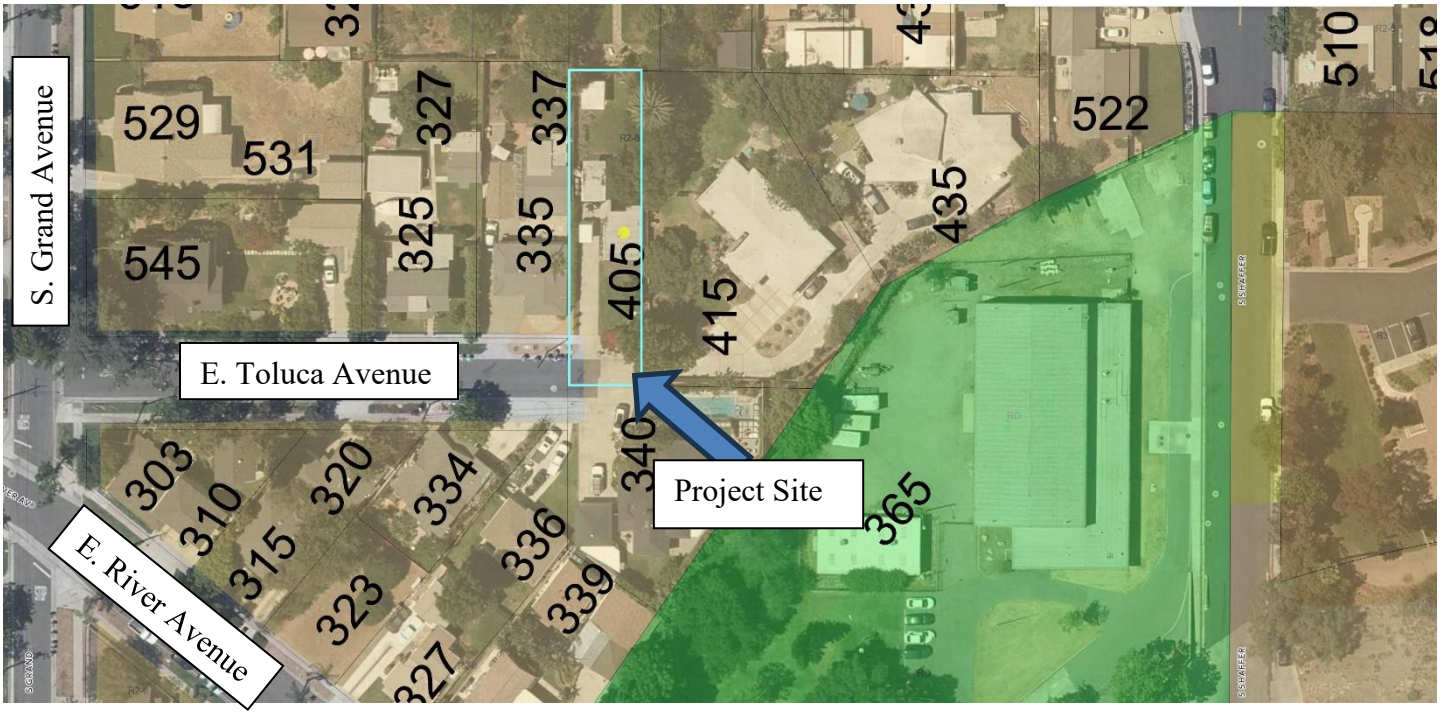
- Attachment 1 Vicinity Map
- Attachment 2 Applicant Justification Letter
- Attachment 3 DPR Form
- Attachment 4 Project Plans
- Attachment 5 Historic Resource Assessment

Vicinity Map

405 E. Toluca Avenue

Design Review No. 5156

CITY OF ORANGE
COMMUNITY DEVELOPMENT DEPARTMENT



Rafi Baghdasarian

405 E Toluca Ave.

Orange, Ca, 92866

714-933-0362

To Whom It May Concern,

This letter is submitted in support of our application for the proposed residential redevelopment at the above-referenced property, located within the historic district of the City of Orange.

The project proposes the **complete demolition** of the existing on-site structures, including a 480 sq. ft. house, a 162 sq. ft. porch, and a 192 sq. ft. detached garage. These structures are in deteriorated condition and do not contribute to the historic integrity or architectural significance of the district. Based on current building codes, functionality, and efficiency considerations, it is not practical to preserve or expand the existing improvements. Demolition is therefore the most appropriate path to allow for a more structurally sound, energy-efficient, and livable environment.

We propose to construct:

- A **new 992 sq. ft. single-family residence** consisting of 3 bedrooms, 2 bathrooms, a living area, and kitchen;
- A **new 495 sq. ft. Junior Accessory Dwelling Unit (JADU)** with 1 bedroom, 1 bathroom, and kitchen;
- A **new 2-car detached garage** totaling 795 sq. ft.;
- A **new 43 sq. ft. front porch**;
- Along with **new electrical, mechanical, and plumbing infrastructure**.

We have taken particular care to ensure that the proposed new construction complements the historic integrity of the Old Towne Orange District. The building massing, rooflines, window proportions, and material selections will be made in accordance with the City's Historic Preservation Design Standards. Our goal is to contribute positively to the fabric of the neighborhood, not only by improving the functionality and safety of the property but by maintaining its architectural harmony with the surrounding historic context.

We respectfully request your consideration of this proposal and welcome any feedback necessary to move the project forward toward approval. Please feel free to contact me directly with any questions or for further information.

Thank you for your time and attention to this matter.

Sincerely,

Rafi Baghdasarian

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

Primary #
HRI # 112488
Trinomial ORA
NRHP Status Code 6Z
Other Listings:
Review Code: Reviewer: Date:

***Resource Name or #:** (Assigned by Recorder) TOLUCA_E_405__APN_390-103-15

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: 405 - E TOLUCA AVE ,# **City:** Orange **Zip:** 92866

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 boudnaries. Continues on Pg.3.)

Materials: Frame - Wood siding

***P3b. Resource Attributes:** (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:**

1935

☑ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

***P8: Recorded by:** (Name, affiliation, and address)
D. Gest, P. LaValley, D. Matsumoto

Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

***P9. Date Recorded:**
April, 2005

***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.

***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):

***Required Information**

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI # 112488
*NRHP Status Code 6Z

***Resource Name or #:** (Assigned by Recorder) TOLUCA_E_405__APN_390-103-15

B1. Historic Name: Unknown

B2. Common Name:

B3. Original Use: RES **B4. Present Use:** RES

***B5. Architectural Style:** Mediterranean Revival

***B6. Construction History:** (Construction date, alterations, and date of alterations) **Date of Construction:** 1935 ☑ 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:** N/A

(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:

Site Integrity:

Opportunities:

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.

Style previously noted in 1991 Survey as: Vernacular.

(Sketch Map with North arrow required.)

***B14. Evaluator:** Robert Chattel

***Date of Evaluation:** September, 2005

(This space reserved for official comments.)

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

Primary #
HRI # 112488
Trinomial ORA

***Resource Name or #:** (Assigned by Recorder) TOLUCA_E_405__APN_390-103-15

Recorded by:
D. Gest, P. LaValley, D. Matsumoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

Date Recorded: April, 2005

☑ Continuation ☐ Update

Years Surveyed: 1991, 2005

Description of Photo: 1991

Listed in National Register: 1997

General Plan: LMDR **# of Buildings:** 1

Planning Zone: R-2-6 **# of Stories:** 1

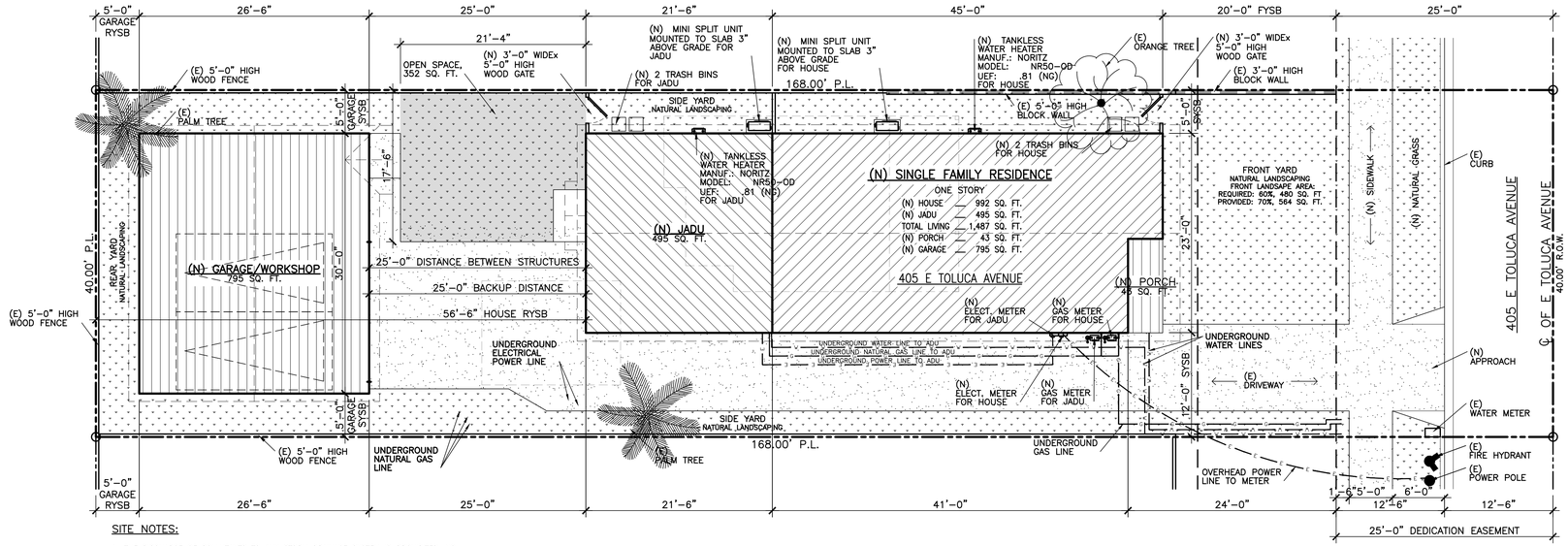
Lot Acre: **# of Units:** 1

Principal Building Sqft: 430

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

B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):



NORTH

NEW SITE PLAN

1/8"=1'-0"

4' 0' 4' 8' 16'
½" 0" ½" 1" 2"

SITE NOTES:

1. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
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.
3. ALL NEW CONCRETE PAVING TO BE NATURAL GREY CONCRETE, TEXTURED TO EXPOSE THE FINE AGGREGATES THROUGH AN ACID WASH OR LIGHT RETARDANT FINISH.
4. PROVIDE AT FRONT YARD LOW-GROWING LAWNS WITH FOUNDATION PLANTINGS AT THE BASE OF THE BUILDINGS OR COTTAGE GARDENS WITH A VARIETY OF PLANTINGS.

RESIDENTIAL PROJECT SUMMARY TABLES

EXISTING USE	PROPOSED USE	ZONING DESIGNATION	GENERAL PLAN LAND USE DESIGNATION	OVERLAY DISTRICT
Single family Residence	Single family Residence with attached JADU	R-2	Low Medium Density Residential	None

ZONING STANDARDS

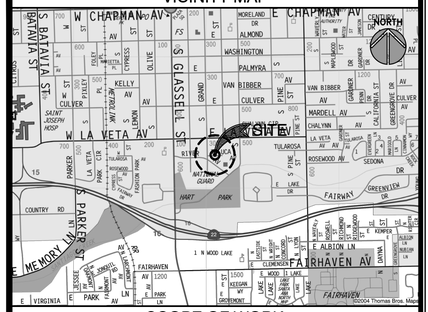
DESCRIPTION	OMC SECTION	REQUIRED	EXISTING	PROPOSED	CONFORMS (yes/no)
LOT AREA	17.14.070 & 17.14.080	6720	6720	6720	yes
LOT WIDTH	17.14.070 & 17.14.080	60	60	60	yes
LOT DEPTH	17.14.070 & 17.14.080				
MAX. BUILDING HEIGHT (Note: use average finished grade as defined in the "Building Height" definition from OMC Section 17.04.021)	17.14.070 (& 17.14.100 FOR R-3 & R-4)	35	13	13.9	yes
SETBACKS:	17.14.070 & 17.14.090				
Front Yard	17.14.070 & 17.14.090	20	20	20	yes
Rear Yard	17.14.070 & 17.14.090	5	44.6	5	yes
Side Yard	17.14.070 & 17.14.090	5	3	5	yes
Side Yard	17.14.070 & 17.14.090	5	16.9	5	yes
LOT COVERAGE	17.14.070			34%	
FLOOR AREA RATIO (FAR) UTILIZING GROSS FLOOR AREA (INCLUDE ALL ACCESSORY STRUCTURES)	17.14.070	0.70		0.33	yes
Minimum Unit Size (R-3 & R-4 Zones)	17.14.130 & 17.14.140				
Required Open Space:	17.14.070 & 17.14.110				
Private	17.14.110				
Common	17.14.110				
LANDSCAPING: For landscaping standards refer to Page 26-28 of the City of Orange Landscape Standards and Specifications	16.50				
Front Yard	16.50 & 17.12.040(E)				
Rear Yard	16.50 & 17.12.040(E)				
Interior Side Yard	16.50 & 17.12.040(E)				
Street Side Yard (if applicable)	16.50 & 17.12.040(E)				

When adjacent to perpendicular parking (Multi-Family only)	16.50	6 feet			
Parking area screening from a public street with 5-gallon shrubs, 3 feet on center (Multi-Family only)	16.50				
Trash Enclosures require a 4-foot wide landscape planter on at least 2 sides (Multi-Family only)	16.50				
Trees required, "unless determined otherwise through site plan and design review" (Multi-Family only)	16.50				
Trees to be removed	16.50				
Existing trees to be preserved	16.50				
Trees to be added	16.50				
25 percent of required trees shall be 24-inch box and 75 percent shall be in 15 gallon containers (Multi-Family only)	16.50				
Shrubs shall be 5-gallon except for groundcover (Multi-Family only)	16.50				
Shrubs are encouraged at the foundation lines of all building elevations seen from the street in 4-foot minimum width planters. Shrubs shall be spaced at 3 feet on center (Multi-Family only)	16.50				
Street trees required as determined by the design review process. (Multi-Family only)	16.50				
Percent of Parking Area (Multi-Family only)	16.50				
IRRIGATED AREA TOTAL	16.50				
Irrigated area added	16.50				
Irrigated area removed	16.50				
FENCE HEIGHT	17.12.070				
Front Yard	17.12.070(B)				
Interior Side Yard(s)	17.12.070(B)				
Street Side Yard	17.12.070(B)				
Rear Yard	17.12.070(B)				
PARKING	17.14.200 & 17.34				
TRASH ENCLOSURE SIZE (Multi-Family only)	16.50				
LIGHTING	17.12.030				
Kelvins	17.12.030				
Fixture Type/Blinder	17.12.030				
Parking lot footcandles	15.52.080(J)				

SHEET INDEX

APPROVED
BY THE PLANNING DIVISION
09/3/2025, 2:05:20 PM
Arlen Beck
DRC-5156

VICINITY MAP



SCOPE OF WORK

1. REMOVE TO (E) HOUSE, 480 SQ. FT.
2. REMOVE (E) PORCH, 162 SQ. FT.
3. REMOVE (E) GARAGE, 192 SQ. FT.
4. NEW HOUSE, 992 SQ. FT., CONSISTING OF 3 BEDROOMS, 2 BATHS, LIVING AND KITCHEN.
5. NEW PORCH, 43 SQ. FT.
6. NEW JADU, 495 SQ. FT., CONSISTING OF 1 BEDROOM, 1 BATH, LIVING AND KITCHEN.
7. NEW 2 CAR GARAGE, 795 SQ. FT.
8. NEW ELECTRICAL, MECHANICAL AND PLUMBING WORK.

PROJECT TEAM

OWNER:
GARABET & SALBI BAGHDASARIAN
CONTACT: GARABET BAGHDASARIAN
2006 W LA PALMA AVENUE
ANAHEIM, CA 92801
TEL. (714) 933-0362
EMAIL: rafibaghdasarian@gmail.com

DESIGNER:
WESTCOAST DRAFTING
CONTACT: FELIPE J. CONTRERAS
4605 BUENA VISTA ROAD, SUITE 600-127
BAKERSFIELD, CA 93311
TEL. (562) 879-3756
EMAIL: fjcontreras@wcdrafting.com

GENERAL CONTRACTOR:
TO BE SELECTED

STRUCTURAL ENGINEERING:
TO BE SELECTED

TITLE 24:
TO BE SELECTED

PROJECT DATA

BUILDING DATA

TYPE OF CONSTRUCTION:
TYPE V - B

AREA CONSTRUCTION:
(N) HOUSE — 992 SQ. FT.
(N) JADU — 495 SQ. FT.
(N) PORCH — 43 SQ. FT.
(N) GARAGE — 795 SQ. FT.

AUTOMATIC FIRE SPRINKLER:
NO

ROOFING:
COMPOSITION SHINGLES

OCCUPANCY:
R-3, U

BUILDING HEIGHT:
13'-0" HOUSE
13'-9" GARAGE

CODE APPLICATION:
2022 CALIF. BUILDING CODE
2022 CALIF. MECHANICAL CODE
2022 CALIF. PLUMBING CODE
2022 CALIF. FIRE CODE
2022 CALIF. ELECTRIC CODE
2022 CALIF. GREEN BLDG. STDS. CODE
2022 CALIF. RESIDENTIAL CODE
CALIF. ADMINISTRATIVE CODE
CITY OF ORANGE MUNICIPAL CODE
ALL CURRENT CAL-OSHA LAWS
AND ALL APPLICABLE NATIONAL
AND LOCAL CODES

ZONING CODE DATA

ZONING:
R-2-6

FLOOD ZONE:
N.A.

ADDRESS:
405 E TOLUCA AVENUE
ORANGE, CA 92866

LEGAL DESCRIPTION:
LOT: 12
BLOCK: D,W
TRACT: 175

A.P.N.:
390-103-15

FRONT YARD:
PER CODE — 20'-0"
PER PLAN — 20'-0"

SIDE YARD:
PER CODE — 5'-0"
PER PLAN — 5'-0", 12'-0"

REAR YARD:
PER CODE — 10'-0"
PER PLAN — 5'-0"

MAXIMUM LOT COVERAGE:
PER CODE — N.A.
PER PLAN — N.A

BUILDING USE:
SINGLE FAMILY DWELLING
GARAGE DETTACHED

BUILDING HEIGHT:
PER CODE — 32'-0", TWO STORY
PER PLAN — 13'-0" HOUSE, ONE STORY
PER PLAN — 13'-9" GARAGE, ONE STORY

BUILDING AREAS:
(N) HOUSE — 992 SQ. FT.
(N) JADU — 495 SQ. FT.
TOTAL LIVING — 1,487 SQ. FT.
(N) PORCH — 43 SQ. FT.
(N) GARAGE — 795 SQ. FT.

HISTORICAL DISTRICT:
YES

LOT SIZE AREA:
40.00'x168.00' = 6,720.00 SQ. FT.

FLOOR AREA RATIO:
PER CODE — .70, 4,704 SQ. FT.
PER PLAN — .33, 2,282 SQ. FT.

OPEN SPACE:
PER CODE — 350 SQ. FT./UNIT
PER PLAN — 1,436 SQ. FT./UNIT

PARKING:
EXISTING — 1 PARKING SPACE
PROPOSED — 2 PARKING SPACES

SHEET INDEX

WESTCOAST DRAFTING
4605 BUENA VISTA ROAD, SUITE 600-127, BAKERSFIELD, CA 93311
TEL (562) 438-4595
CELL (562) 879-3756
www.wcdrafting.com
fjcontreras@wcdrafting.com

HOUSE, JADU & GARAGE

OWNERS: GARABET & SALBI BAGHDASARIAN
405 E TOLUCA AVENUE
ORANGE, CA 92866

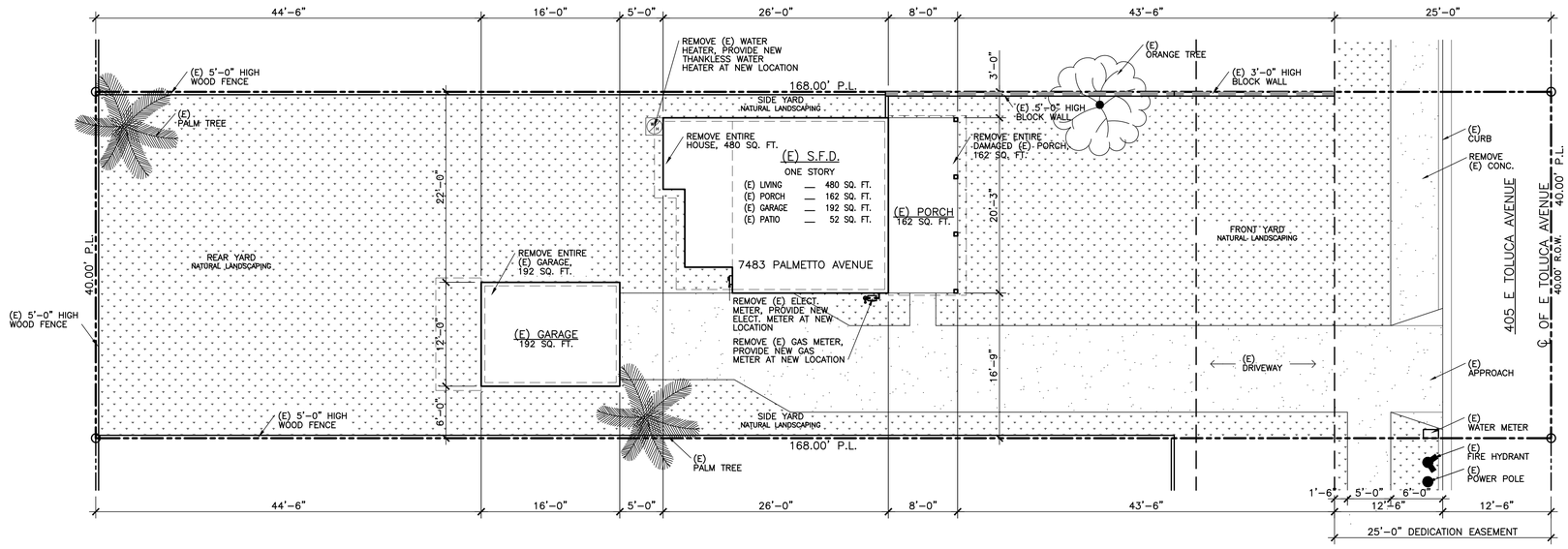
DESIGNER OF RECORD

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

no.	revisions	date

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

SHEET
A-01
of 9



EXISTING-DEMOLITION SITE PLAN

1/8"=1'-0"

4' 0' 4' 8' 16'
½" 0" ½" 1" 2"

NORTH

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SHEET
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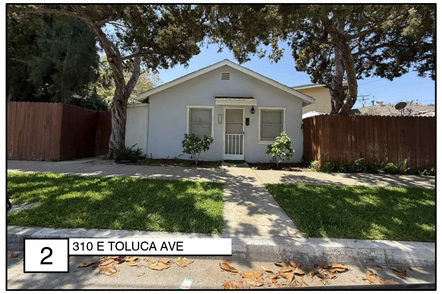

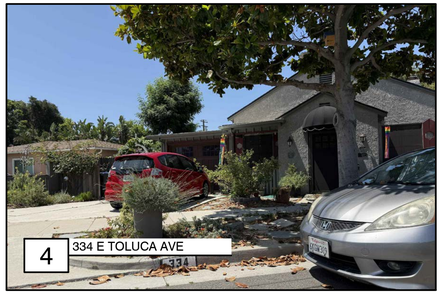

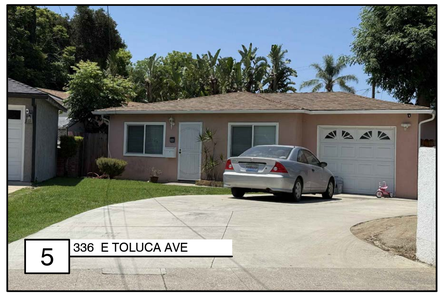

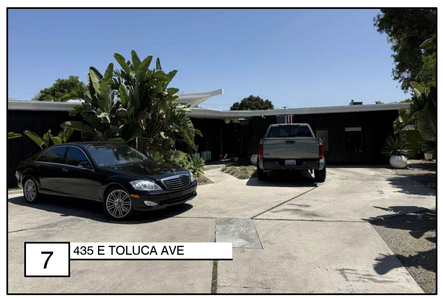

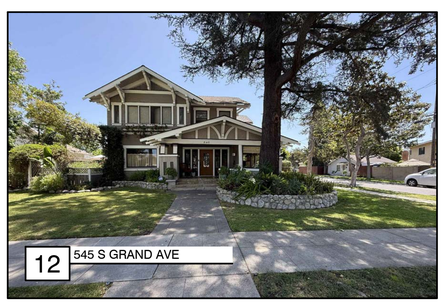

EXISTING FAR ANALYSIS FOR E TOLUCA AVENUE

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	480 SF/ 6,720 SF	= 0.06
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 EXISTING FAR		= 0.24

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
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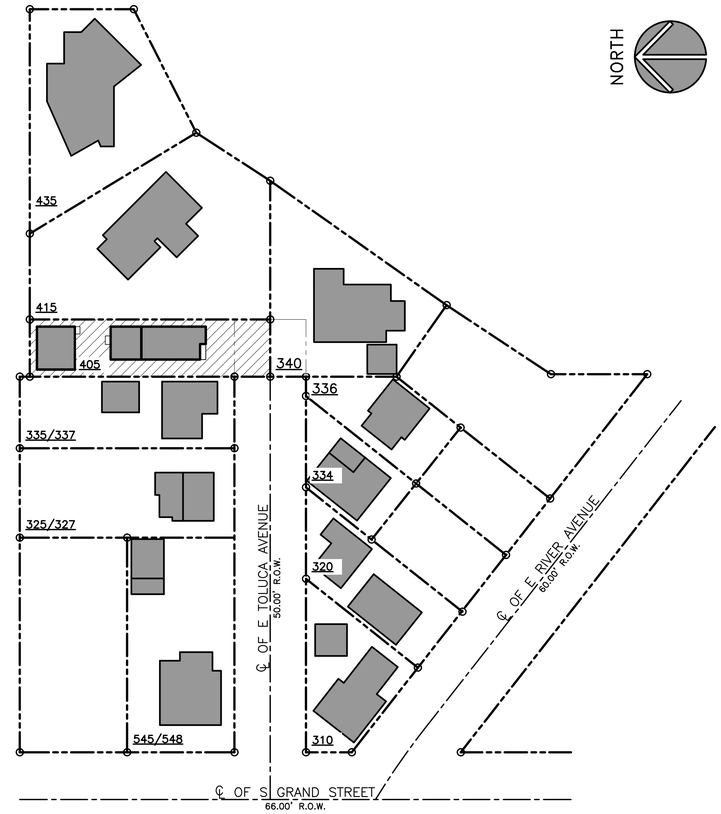
TOTAL AVERAGE PROPOSED FAR		= 0.26



BLOCK FLOOR AREA RATIO PLAN

1"=50'-0"

25' 0' 25' 50' 100'

½" 0" ½" 1" 2"

PHOTO KEY - NEIGHBORHOOD

N.T.S.

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FELIPE J. CONTRERAS
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STATE OF CALIFORNIA

initials					
revisions					
date					

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

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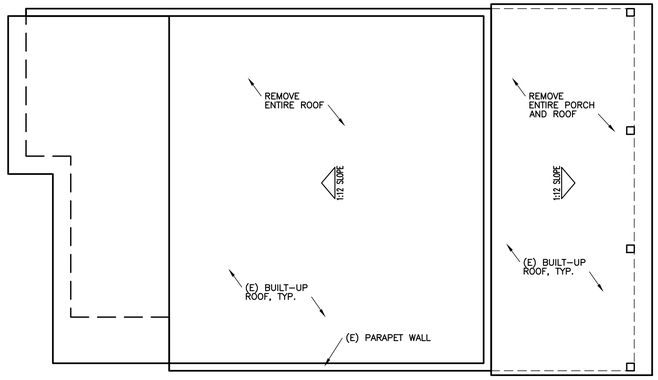
of 9



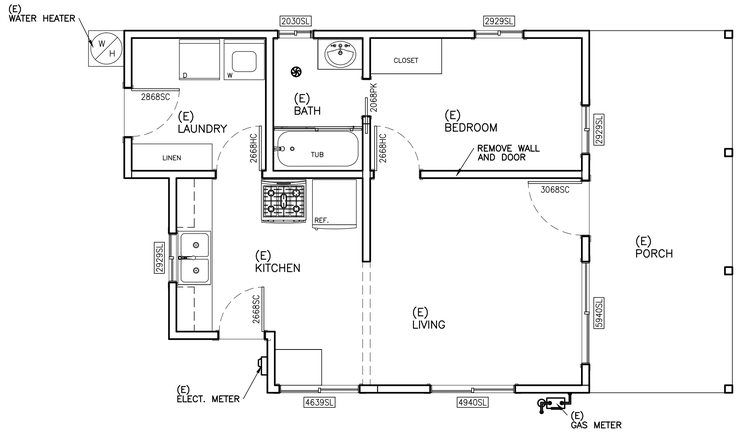
EXISTING HOUSE ROOF PLAN

(FOR REFERENCE ONLY)

⅛"=1'-0"

4' 0' 4' 8' 16'

½" 0" ½" 1" 2"



EXISTING HOUSE FLOOR PLAN

(FOR REFERENCE ONLY)

⅛"=1'-0"

4' 0' 4' 8' 16'

½" 0" ½" 1" 2"

(E) WINDOW SCHEDULE

SYM	SIZE	TYPE	QTY.
2030SL	2'-0" x 3'-0"	SLIDER	1
2929SL	2'-9" x 2'-9"	SLIDER	3
4639SL	4'-6" x 4'-9"	SLIDER	1
4940SL	4'-9" x 4'-0"	SLIDER	1
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:

NORTH

WESTCOAST DRAFTING
4605 BUENA VISTA ROAD, SUITE 600-127, BAKERSFIELD, CA 93311
TEL (562) 438-4595 CELL (562) 879-3756
www.wcdrafting.com fjcontreras@wcdrafting.com

HOUSE, JADU & GARAGE

OWNERS: GARABET & SALBI BAGHDASARIAN
405 E TOLUCA AVENUE
ORANGE, CA 92866

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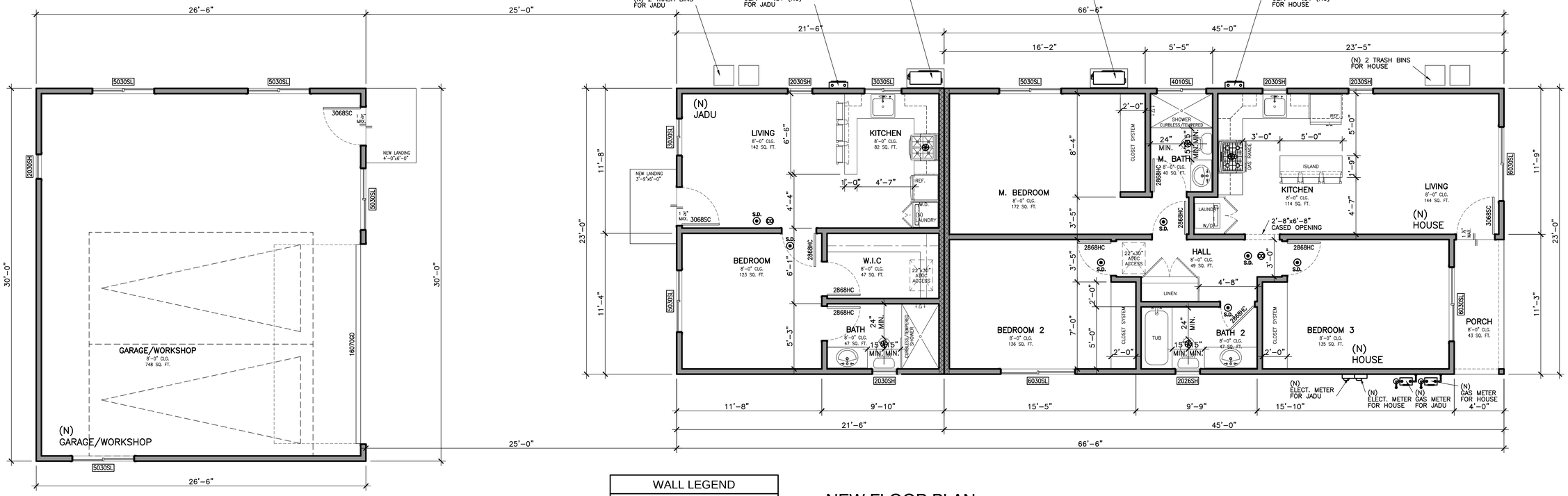

WALL LEGEND	
NEW 2x4 STUD WALL	
NEW 1 HR F.R. EXTERIOR WALL, SEE DETAIL 1, THIS SHT	
NEW 1 HR F.R. INTERIOR WALL, SEE DETAIL 2, THIS SHT	

LEGEND & NOTES

- BATHROOM EXHAUST FAN 50 CFM WITH HUMIDISTAT
- CARBON MONOXIDE (CO) ALARM
- S.D. SMOKE DECTECTOR

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

   A. UL 217 RATED SMOKE ALARMS:

      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. [CRC R314.3.1]

      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

1/4"=1'-0"

2' 0' 2' 4' 8'
1/2" 0" 1/2" 1" 2"

(N) DOOR SCHEDULE

SYM	SIZE	TYPE	QTY.
HOUSE			
2868HC	2'-8" x 6'-8"	HOLLOW CORE WOOD-CLAD	5
3068SC	3'-0" x 6'-8"	SOLID CORE WOOD-CLAD	1
JADU			
2868HC	2'-8" x 6'-8"	HOLLOW CORE WOOD-CLAD	3
3068SC	3'-0" x 6'-8"	SOLID CORE WOOD-CLAD	1
GARAGE/WORKSHOP			
3068SC	3'-0" x 6'-8"	SOLID CORE WOOD-CLAD	1
16070GD	16'-0" x 7'-0"	GARAGE DOOR WOOD-CLAD	1

NOTES:

(N) WINDOW SCHEDULE

SYM	SIZE	TYPE	QTY.
HOUSE			
2026SH	2'-0" x 2'-6"	SINGLE HUNG WOOD-CLAD	1
2030SH	2'-0" x 3'-0"	SINGLE HUNG WOOD-CLAD	2
4010SL	4'-0" x 1'-0"	SLIDER WOOD-CLAD	1
5030SL	5'-0" x 3'-0"	SLIDER WOOD-CLAD	1
6030SL	6'-0" x 3'-0"	SLIDER WOOD-CLAD	3
JADU			
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" x 3'-0"	SINGLE HUNG WOOD-CLAD	1
5030SL	5'-0" x 3'-0"	SLIDER WOOD-CLAD	4

NOTES:

1. WINDOWS TO BE DOUBLE GLASS. U-VALUE=0.28 (NFRC), SHGC-VALUE=0.21 (NFRC)
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]

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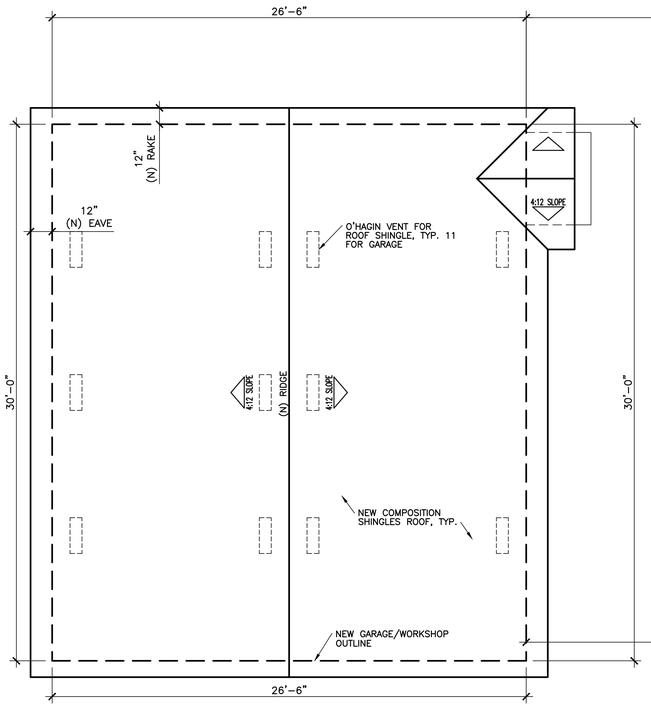

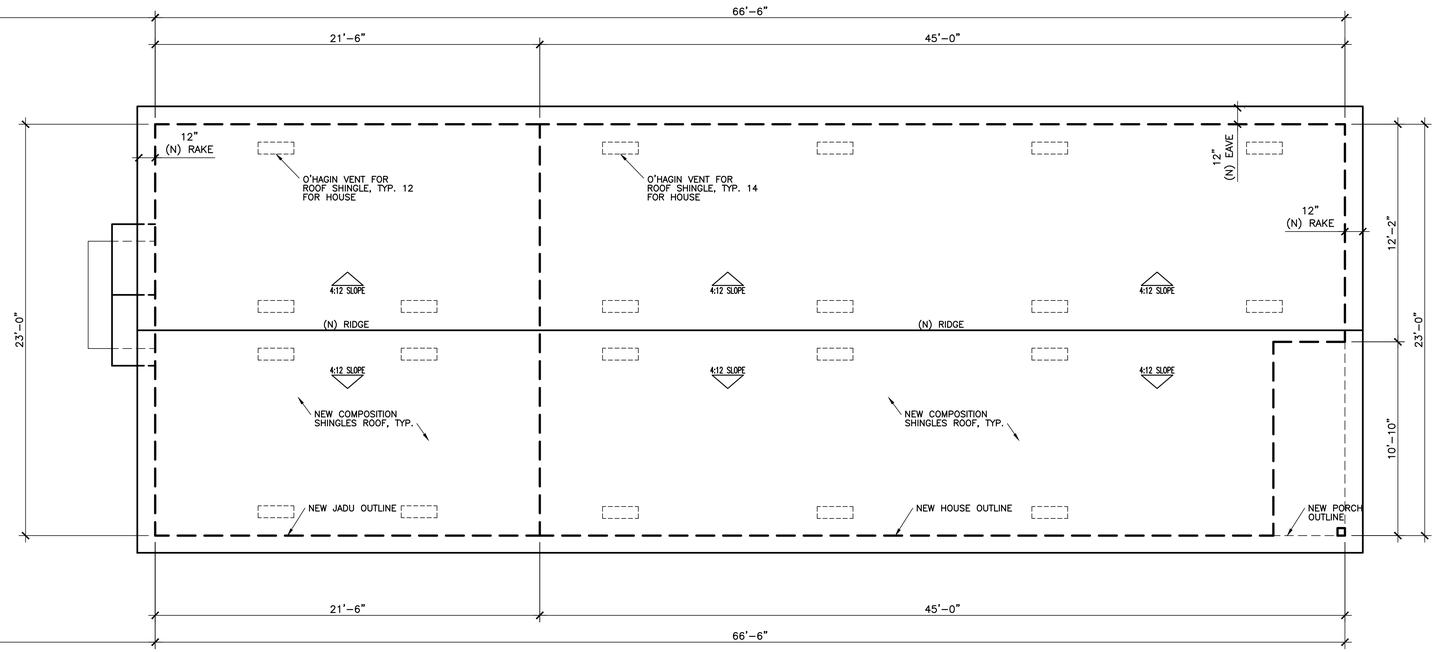

NORTH

NEW ROOF PLAN

HOUSE/JADU/GARAGE

1/4"=1'-0"

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 30lb 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.x144 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. MINIMUM AND 1/4-IN. MAXIMUM OPENING.

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

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.

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COLOR AND MATERIAL SCHEDULE

1 NEW STUCCO:
- MANUFACTURER: LAHABRA
- TYPE: SMOOTH
- COLOR: BENJAMIN MOORE CSP-725

2 NEW FASCIA BOARD:
- MANUFACTURER: JAMES HARDIE
- TYPE: HARDIE TRIM BOARD
- COLOR: BENJAMIN MOORE CSP-725

3 NEW WINDOW & DOOR TRIM:
- MANUFACTURER: JAMES HARDIE
- TYPE: HARDIE TRIM BOARD
- COLOR: BENJAMIN MOORE CSP-725

4 NEW GUTTER:
- MANUFACTURER: SPECTRA METALS
- TYPE: 5" GUTTER
- COLOR: IRON GRAY

5 NEW SHINGLE ROOF:
- MANUFACTURER: GAF MATERIALS CORP.
- TYPE: TIMBERLINE 40 ULTRA SHINGLES
- COLOR; CHARCOAL

INSTALL PER MANUFACTURER'S SPECIFICATIONS.

6 NEW WINDOWS:
- MANUFACTURER: JELD WEN
- TYPE: REFER TO WINDOW SCHEDULE, DUAL PANE
- MATERIAL: WOOD CLAD
- COLOR: WINDOW

INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7 NEW ENTRY DOOR:
- MANUFACTURER: JELD WEN
- MODEL: ARCHITECTURAL COLLECTION
- MATERIAL: WOOD CLAD
- COLOR: BENJAMIN MOORE BURNT EMBER CSP-120

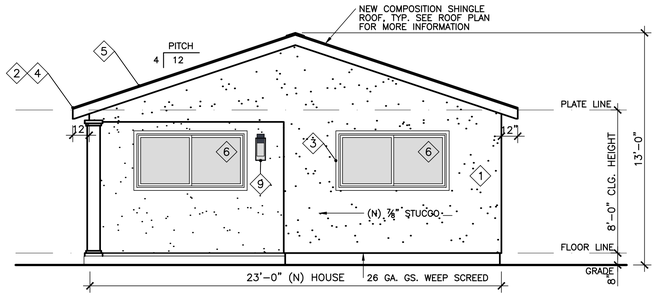
INSTALL PER MANUFACTURER'S SPECIFICATIONS.

8 NEW GARAGE DOOR:
- MANUFACTURER: WAYNE-DALTON
- STYLE: SONOMA RANCH ARCH STOCKTON IV
- MATERIAL: WOOD CLAD
- COLOR: BENJAMIN MOORE BURNT EMBER CSP-120

INSTALL PER MANUFACTURER'S SPECIFICATIONS.

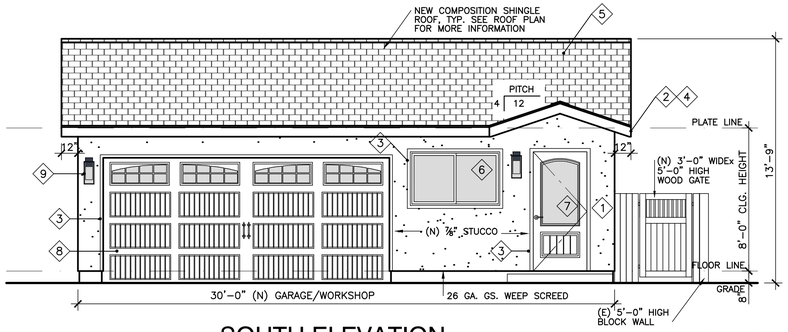
9 NEW EXTERIOR LIGHTING:
- MANUFACTURER: VISUAL COMFORT & CO.
- STYLE: 8721101-12: LARGE ONE LIGHT OUTDOOR WALL LANTERN
- COLOR: BLACK

INSTALL PER MANUFACTURER'S SPECIFICATIONS.



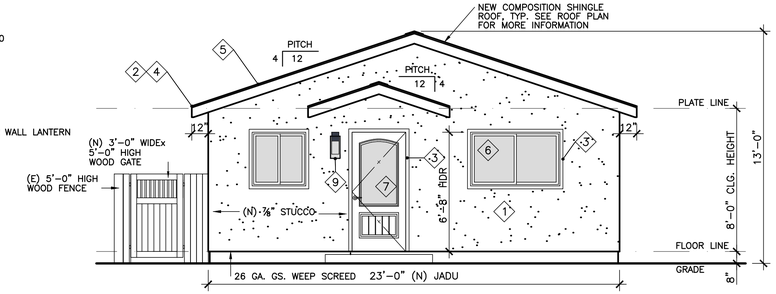
SOUTH ELEVATION
HOUSE/JADU

1/4"=1'-0"



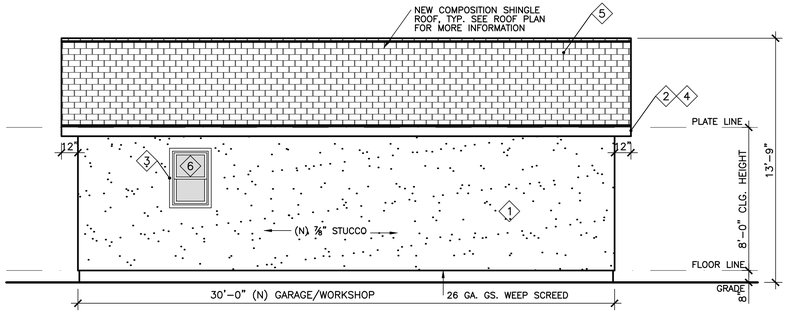
SOUTH ELEVATION
GARAGE/WORKSHOP

1/4"=1'-0"



NORTH ELEVATION
HOUSE/JADU

1/4"=1'-0"



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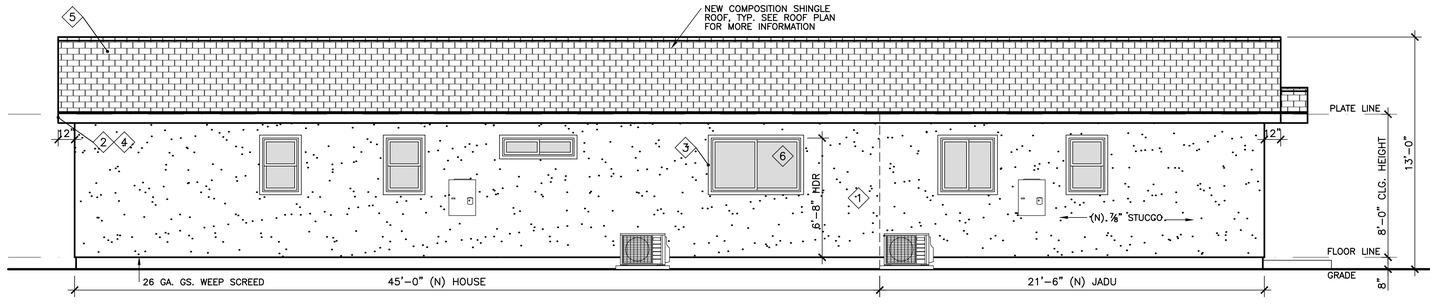
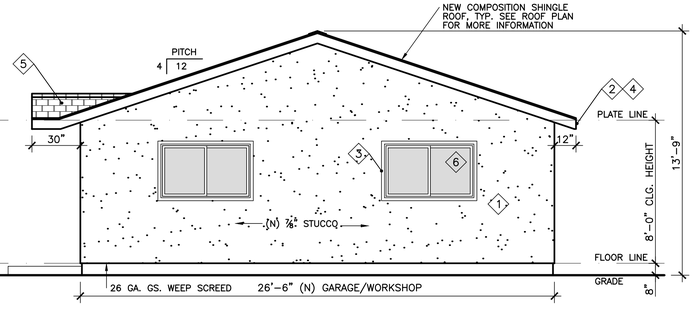
GARAGE/WORKSHOP

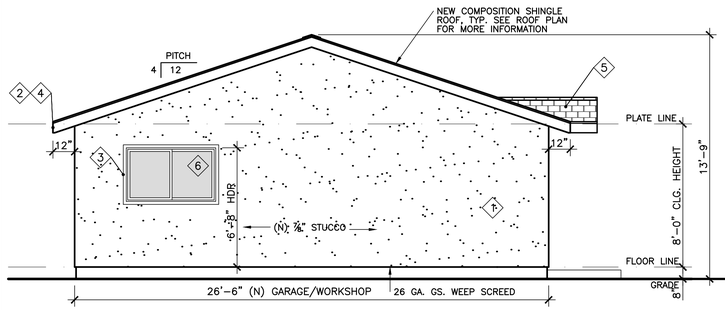
1/4"=1'-0"

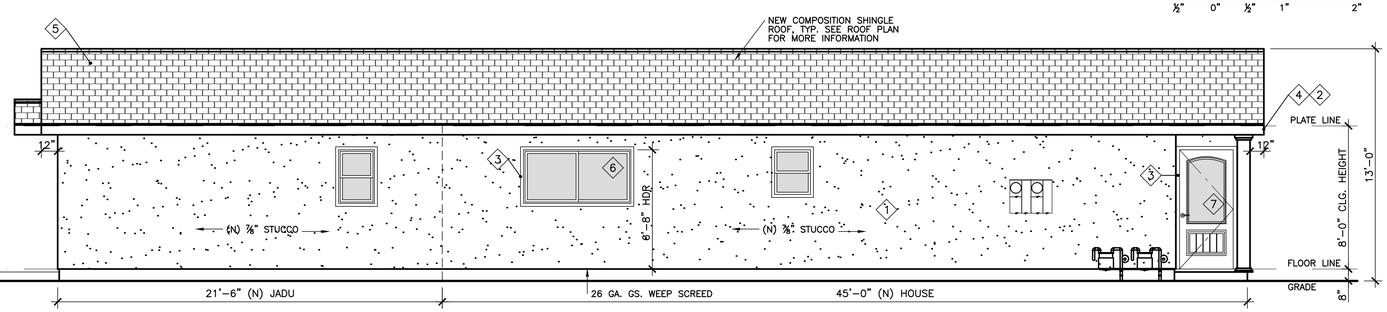




EAST ELEVATION
HOUSE/JADU/GARAGE

1/4"=1'-0"





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COLOR AND MATERIAL SCHEDULE

1 NEW STUCCO:
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- COLOR: BENJAMIN MOORE CSP-725

2 NEW FASCIA BOARD:
- MANUFACTURER: JAMES HARDIE
- TYPE: HARDIE TRIM BOARD
- COLOR: BENJAMIN MOORE CSP-725

3 NEW WINDOW & DOOR TRIM:
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- MANUFACTURER: SPECTRA METALS
- TYPE: 5" GUTTER
- COLOR: IRON GRAY

5 NEW SHINGLE ROOF:
- MANUFACTURER: GAF MATERIALS CORP.
- TYPE: TIMBERLINE 40 ULTRA SHINGLES
- COLOR; CHARCOAL

INSTALL PER MANUFACTURER'S SPECIFICATIONS.

6 NEW WINDOWS:
- MANUFACTURER: JELD WEN
- TYPE: REFER TO WINDOW SCHEDULE, DUAL PANE
- MATERIAL: WOOD CLAD
- COLOR: WHITE

INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7 NEW ENTRY DOOR:
- MANUFACTURER: JELD WEN
- MODEL: ARCHITECTURAL COLLECTION
- MATERIAL: WOOD CLAD
- COLOR: BENJAMIN MOORE BURNT EMBER CSP-120

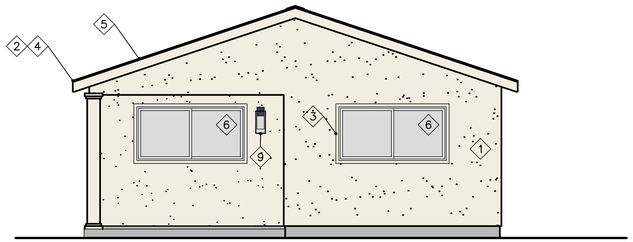
INSTALL PER MANUFACTURER'S SPECIFICATIONS.

8 NEW GARAGE DOOR:
- MANUFACTURER: WAYNE-DALTON
- STYLE: SONOMA RANCH ARCH STOCKTON IV
- MATERIAL: WOOD CLAD
- COLOR: BENJAMIN MOORE BURNT EMBER CSP-120

INSTALL PER MANUFACTURER'S SPECIFICATIONS.

9 NEW EXTERIOR LIGHTING:
- MANUFACTURER: VISUAL COMFORT & CO.
- STYLE: 8721101-12: LARGE ONE LIGHT OUTDOOR WALL LANTERN
- COLOR: BLACK

INSTALL PER MANUFACTURER'S SPECIFICATIONS.



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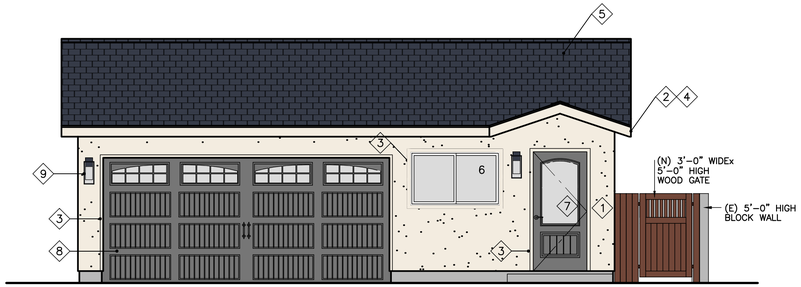
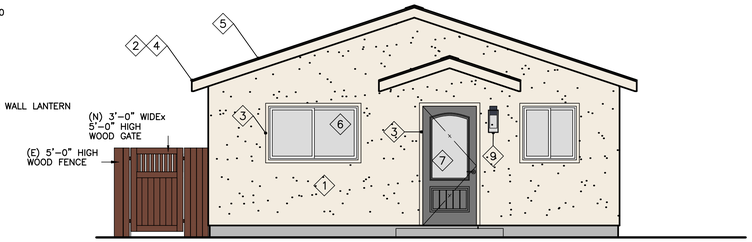
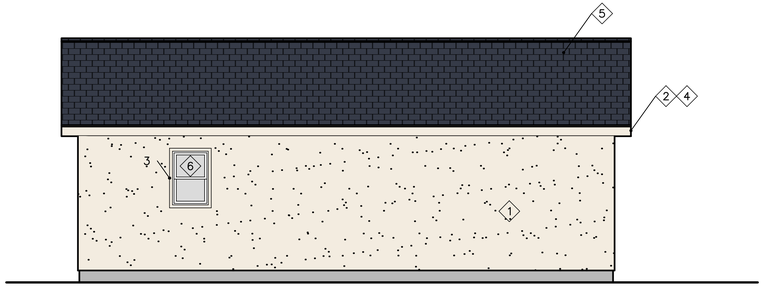
1/2" 0" 1/2" 1" 2"



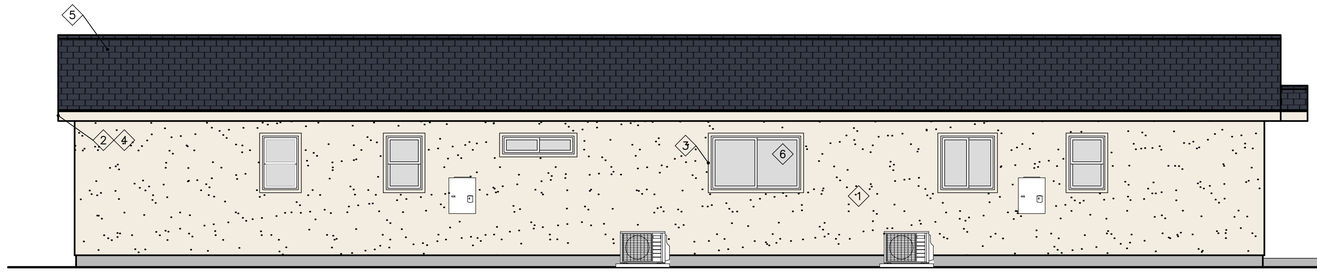
SOUTH ELEVATION
GARAGE/WORKSHOP
1/4"=1'-0"
2' 0' 2' 4' 8'
1/2" 0" 1/2" 1" 2"



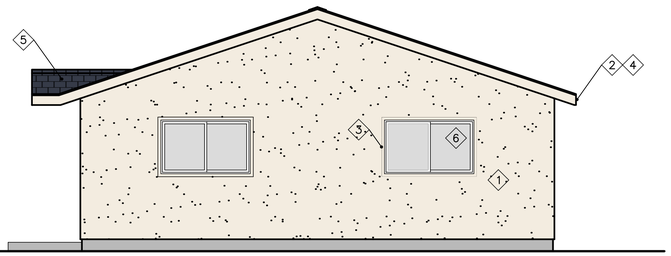
NORTH ELEVATION
HOUSE/JADU

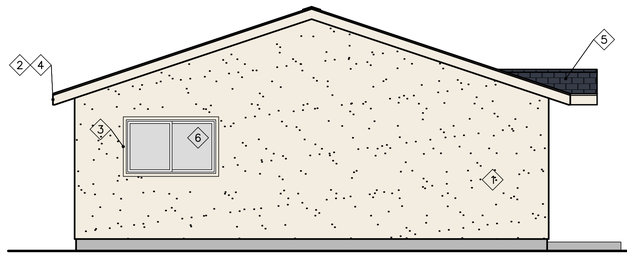


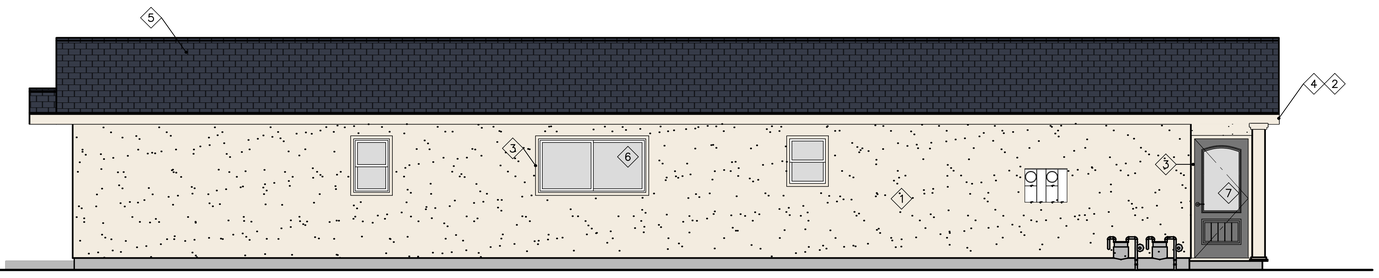
NORTH ELEVATION
GARAGE/WORKSHOP



EAST ELEVATION
HOUSE/JADU/GARAGE







WEST ELEVATION
HOUSE/JADU/GARAGE

WESTCOAST DRAFTING
4605 BUENA VISTA ROAD, SUITE 600-127, BAKERSFIELD, CA 93311
CELL (562) 879-3756
TEL (562) 438-4595
www.wcdrafting.com
fjcontreras@wcdrafting.com

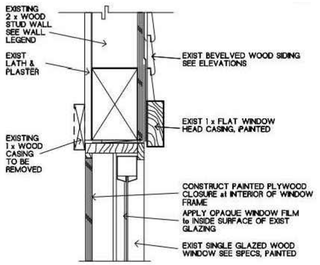
HOUSE, JADU & GARAGE
OWNERS: GARABET & SALBI BAGHDASARIAN
405 E TOLUCA AVENUE
ORANGE, CA 92866

DESIGNER OF RECORD
FELIPE J. CONTRERAS
DATE: 06/16/25
STATE OF CALIFORNIA

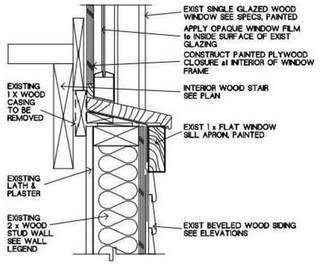
revisions	date

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

SHEET
A-08
of 9

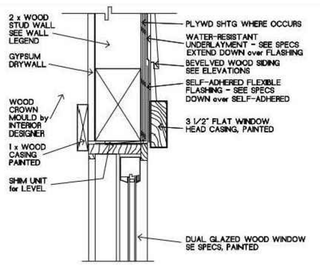


WINDOW HEAD

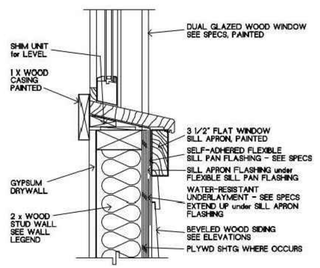


WINDOW SILL

TYPICAL INTERIOR TREATMENT AT EXISTING WINDOW



WINDOW HEAD



WINDOW SILL

TYPICAL PROPOSED WINDOW HEAD AND SILL

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-BF-CDP-GGL-D22-022_009_CONCRETE-NA-NA-NA-PMAX-NA-NA-NA-NA-NBR-NA-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=0AAAADq61UebRbNFn1bPU46KfOEv5y5T0&gclid=CjwKCAjwo4rCBhAbEiwAxhJICatDzNWVIIIAEAAYeNXCH3x_0I6ytbcO3PkilvjnucvzIZuvInfhMRoCf1AQAvD_BwE&gclsrc=aw.ds

Windows 

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

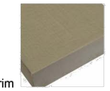
New Entry Door 

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

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

MATERIAL LIST

Fascia Boards, Windows and Door trims

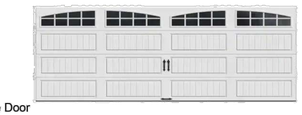


James Hardie, Trim boards 2x10 for fascia and 1x3.5 for trim

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-US&pla&mtc=SHOPPING-BF-CDP-GGL-D21-021_005_BOARDS-NA-NA-NA-PMAX-NA-NA-NA-NA-NBR-NA-NA-NEW-NA-BidTest&cm_mmc=SHOPPING-BF-CDP-GGL-D21-021_005_BOARDS-NA-NA-NA-PMAX-NA-NA-NA-NA-NBR-NA-NA-NEW-NA-BidTest-20613339735--&gad_source=1&gad_campaignid=20622727579&gbraid=0AAAADq61Ue0Z00WBkTYL5Uj9X8GXfMqY&gclid=CjwKCAjwo4rCBhAbEiwAxhJICeGwuNX4X5LPHpb4GDA_pL0IJ7uB2-b9fbNP22M1Xc6kojvjcHQ3kBoCb14QAvD_BwE&gclsrc=aw.ds#overlay

Gutters

Garage Door 

Waune Dalton, Sonoma Ranch Arch Stockton IV, color Benjamin Moore Burnt Ember CSP-120

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-NBR-NA-NA-NEW-NA&cm_mmc=SHOPPING-BF-CDP-GGL-D30-030_030_GARAGE_DOORS-NA-NA-NA-PLALIA-NA-NA-NA-NA-NBR-NA-NA-NEW-NA-1902391916-71906175338-2590389583112&gad_source=1&gad_campaignid=1902391916&gbraid=0AAAADq61UeVvPSVcc9HNwjjXDpsO7qTG&gclid=CjwKCAjwo4rCBhAbEiwAxhJICVtd5v0VZJiEw8bSm49UZjRuKJas95AD6BKgj-AuAZ9m8ykm_qzGnBoCSXQQAvD_BwE&gclsrc=aw.ds

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

GAF Materials Corp.

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

VISUAL COMFORT & CO.

8731101-12: Large One Light Outdoor Wall Lantern

Dimensions:

Width: 8.0"
Height: 17.12"
Extends: 9.5'
Wire: 6.5" (color:Black/White)
Mounting Proc.: Cap Nuts
Connection: Mounted To Box

Bulbs:

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

Features:

- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:

1 Body - Aluminum - Black

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

Trilingual (English, Spanish, and French) (VADO_OD_WALL)
Trilingual (English, Spanish, and French) (8531101 8631101 8731101 8831101)

Collection: Vado
UPC #:785652125768
Finish: Black (12)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Shade	Glass	Clear	1				8.75	5.0				

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	6.0	6.0	0.75		2.5	

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
NV Pallet		56		48.0	40.0	77.0	85.56	288.4		No

HOUSE, JADU & GARAGE

OWNERS: GARABET & SALBI BAGHDASARIAN
405 E TOLUCA AVENUE
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DESIGNER OF RECORD
FELIPE CONTRERAS
DATE: 06/16/25
STATE OF CALIFORNIA

initials | revisions | date

job no. 3617
date 06-16-25
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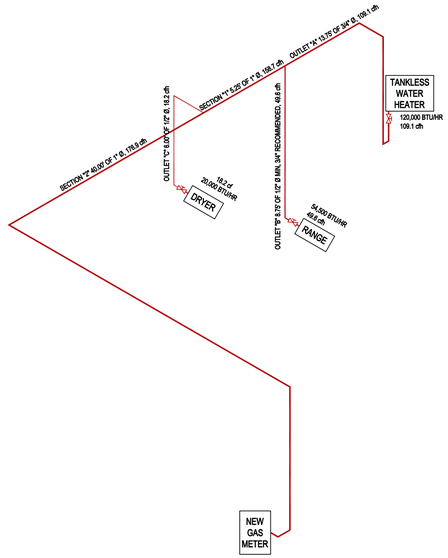
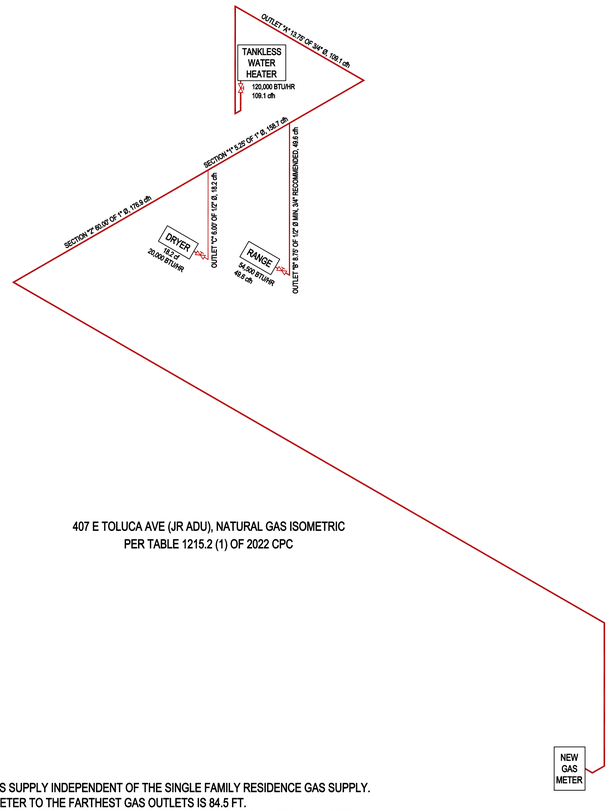
SHEET
A-09
of 9



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



407 E TOLUCA AVE (JR ADU), NATURAL GAS ISOMETRIC
PER TABLE 1215.2 (1) OF 2022 CPC

LEGEND

ASTM A254 COMPLIANT STEEL TUBING.

0 1' 2' 6' 15'

NOTES:
1. DESIGN OF JR ADU'S FUEL GAS SUPPLY WILL BE BASED ON SEPARATE GAS SUPPLY INDEPENDENT OF THE SINGLE FAMILY RESIDENCE GAS SUPPLY.
2. FOR JR ADU THE MAXIMUM DEVELOPED LENGTH MEASURED FROM GAS METER TO THE FARTHEST GAS OUTLETS IS 84.5 FT.
3. FOR SINGLE FAMILY RESIDENCE THE MAXIMUM DEVELOPED LENGTH MEASURED FROM GAS METER TO THE FARTHEST GAS OUTLETS IS 116.5 FT.
4. 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}

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)][1, 2]

GAS:	NATURAL
INLET PRESSURE:	LESS THAN 2 psi
PRESSURE DROP:	0.5 in. w.c.
SPECIFIC GRAVITY:	0.60

	PIPE SIZE (inch)													
NOMINAL:	½	¾	1	1¼	1½	2	2½	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	399 000
20	118	247	466	957	1430	2760	4400	7780	15 900	28 700	46 500	95 500	173 000	275 000
30	95	199	374	768	1150	2220	3530	6250	12 700	23 000	37 300	76 700	139 000	220 000
40	81	170	320	657	985	1900	3020	5350	10 900	19 700	31 900	65 600	119 000	189 000
50	72	151	284	583	873	1680	2680	4740	9660	17 500	28 300	58 200	106 000	167 000
60	65	137	257	528	791	1520	2430	4290	8760	15 800	25 600	52 700	95 700	152 000
70	60	126	237	486	728	1400	2230	3950	8050	14 600	23 600	48 500	88 100	139 000
80	56	117	220	452	677	1300	2080	3670	7490	13 600	22 000	45 100	81 900	130 000
90	52	110	207	424	635	1220	1950	3450	7030	12 700	20 600	42 300	76 900	122 000
100	50	104	195	400	600	1160	1840	3260	6640	12 000	19 500	40 000	72 600	115 000
125	44	92	173	355	532	1020	1630	2890	5890	10 600	17 200	35 400	64 300	102 000
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
200	34	71	134	275	412	794	1270	2240	4560	8260	13 400	27 500	49 900	79 000
250	30	63	119	244	366	704	1120	1980	4050	7320	11 900	24 300	44 200	70 000

For SI units: 1 inch = 25 mm, 1 foot = 304.8 mm, 1 cubic foot per hour = 0.0283 m^3/h, 1 pound-force per square inch = 6.8947 kPa, 1 inch water column = 0.249 kPa

Notes:

[1] Table entries are rounded to 3 significant digits.

[2] NA means a flow of less than 10 ft3/h (0.283 m^3/h).

PROJECT ADDRESSES:
405 E TOLUCA AVE
ORANGE, CA 92866

GENERAL CONTRACTOR:
-
-
-

PROJECT:
NEW SINGLE FAMILY RESIDENCE & JR ADU

OWNER:
GARABET & SALBI BAGHDASARIAN

STRUCTURAL ENGINEER:
-

REV.	DESCRIPTION	DATE
0	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

DATE:
JULY 3RD, 2025

TITLE:
PROPOSED NATURAL GAS ISOMETRIC & SUPPLY LINE SIZING CALCULATION

JOB NO.: 00180

SHEET NO.:
PG-01

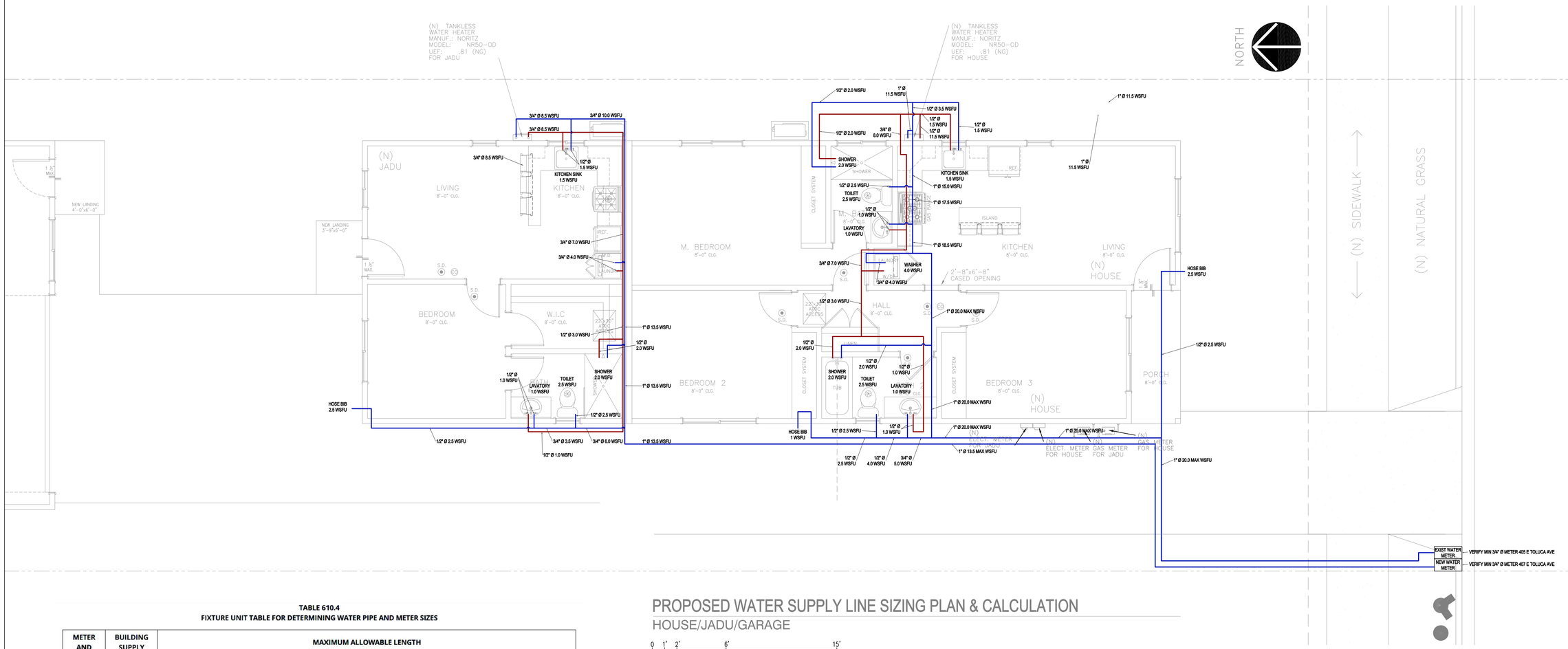


TABLE 610.4
FIXTURE UNIT TABLE FOR DETERMINING WATER PIPE AND METER SIZES

METER AND STREET SERVICE (inches)	BUILDING SUPPLY AND BRANCHES (inches)	MAXIMUM ALLOWABLE LENGTH (feet)														
		40	60	80	100	150	200	250	300	400	500	600	700	800	900	1000
PRESSURE RANGE — 46 to 60 psi[1]																
3/4	1/2[2]	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
3/4	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	1 1/4	39	39	39	39	39	39	34	32	27	25	22	19	19	17	16
1	1 1/4	78	78	76	67	52	44	39	36	30	27	24	20	19	17	16
1 1/2	1 1/4	78	78	78	78	66	52	44	39	33	29	24	20	19	17	16
1	1 1/2	85	85	85	85	85	85	80	67	55	49	41	37	34	32	30
1 1/2	1 1/2	151	151	151	151	128	105	90	78	62	52	42	38	35	32	30
2	1 1/2	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
1 1/2	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	2 1/2	654	640	610	580	535	500	470	440	400	365	335	315	285	267	250

LEGEND

COLD WATER ASTM-B88 COPPER PIPE

HOT WATER ASTM-B88 COPPER PIPE

NOTES:
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.

PROPOSED WATER SUPPLY LINE SIZING PLAN & CALCULATION

HOUSE/JADU/GARAGE

0 1' 2' 6' 15'

HOUSE WATER PIPING CALCULATION

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

PIPE DIAMETER	CAPACITY
1"	28.0 WSFU
3/4"	14.0 WSFU
1/2"	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

MAX DISTANCE	175
WORKING PSI	60
ELEVATION CHANGE	10
MAX WSFU	13.5 WSFU
REQUIRED METER	3/4"
SUPPLY LINE	1

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

PROJECT ADDRESSES:

405 E TOLUCA AVE
ORANGE, CA 92866

GENERAL CONTRACTOR:

-

-

-

PROJECT:

NEW SINGLE FAMILY RESIDENCE & JR ADU

OWNER:

GARABET & SALBI BAGHDASARIAN

STRUCTURAL ENGINEER:

-

REV.	DESCRIPTION	DATE
0	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

DATE:

JULY 3RD, 2025

TITLE:

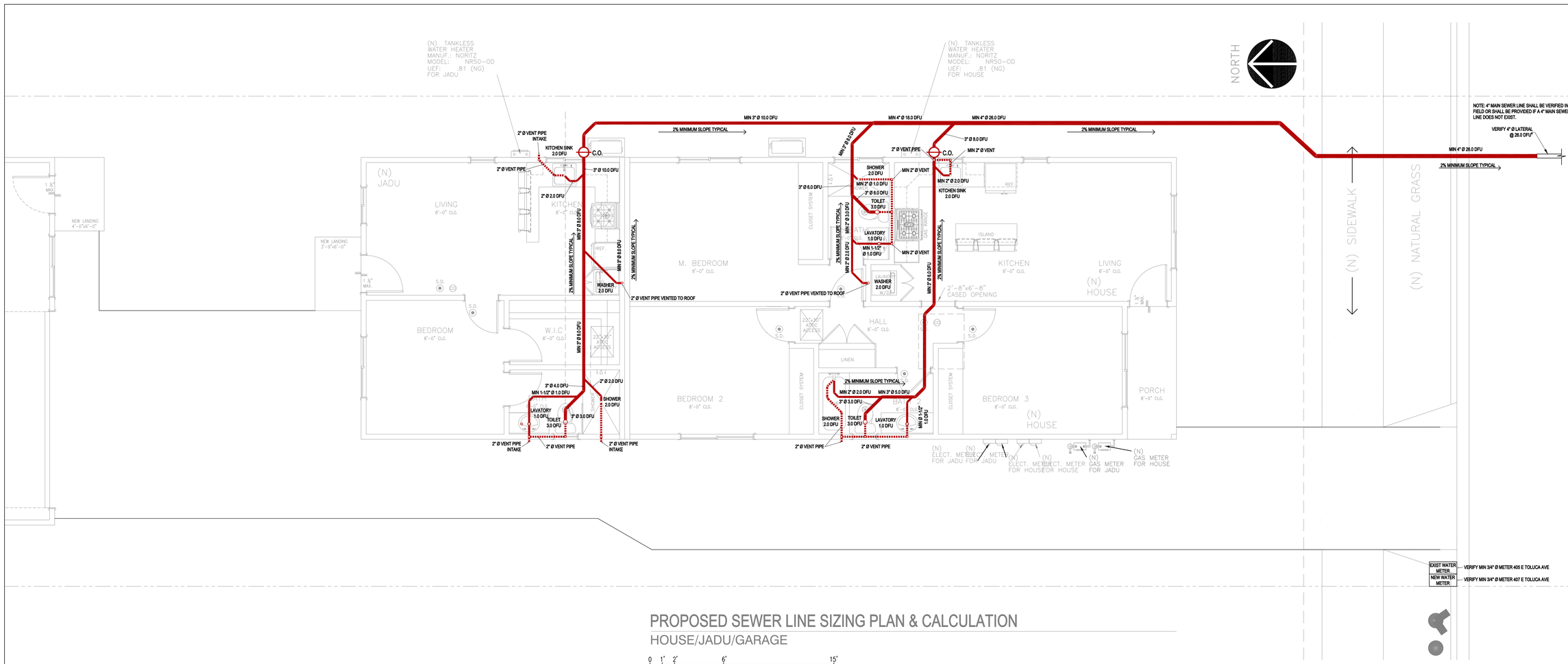
PROPOSED WATER SUPPLY LINE SIZING PLAN & CALCULATION

JOB NO.: 00180

SHEET NO.:

PW-01

Plot date: 7.14.2025 Drawing name: 3617-405 E Toluca Ave-041525 MOD 2.dwg



PROPOSED SEWER LINE SIZING PLAN & CALCULATION

HOUSE/JADU/GARAGE

0 1' 2' 6' 15'

TABLE 703.2
MAXIMUM UNIT LOADING AND MAXIMUM LENGTH OF DRAINAGE AND VENT PIPING

SIZE OF PIPE (inches)	1 1/4	1 1/2	2	3	4	5	6	8	10	12
Maximum Units										
Drainage Piping[1]										
Vertical	1	2[2,7]	16[3]	48[4]	256	600	1380	3600	5600	8400
Horizontal	1	1[7]	8[3]	35[4]	216[5]	428[5]	720[5]	2640[5]	4680[5]	8200[5]
Maximum Length										
Drainage Piping										
Vertical, (feet)	45	65	85	212	300	390	510	750	—	—
Horizontal (unlimited)										
Vent Piping										
Horizontal and Vertical[6]										
Maximum Units	1	8[3]	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 foot = 304.8 mm

Notes:

1 Excluding trap arm.

2 Except for sinks, urinals, and dishwashers - exceeding 1 fixture unit.

3 Except for six-unit traps or water closets.

4 Not to exceed five water closets or five six-unit traps.

5 Based on 1/4 inch per foot (20.8 mm/m) slope. For 1/8 of an inch per foot (10.4 mm/m) slope, multiply horizontal fixture units by a factor of 0.8.

6 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 1/2 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

LEGEND

ABS SCHEDULE 40 SEWER PIPE

ABS SCHEDULE 40 VENT PIPE

ABS SCHEDULE 40 CLEAN OUT

NOTES:

1. 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'

PROJECT ADDRESSES:

405 E TOLUCA AVE
ORANGE, CA 92866

GENERAL CONTRACTOR:

-

-

-

PROJECT:

NEW SINGLE FAMILY RESIDENCE & JR ADU

OWNER:

GARABET & SALBI BAGHDASARIAN

STRUCTURAL ENGINEER:

-

REV.	DESCRIPTION	DATE
0	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

DATE:

JULY 3RD, 2025

TITLE:

PROPOSED SEWER LINE SIZING PLAN & CALCULATION

JOB NO.: 00180

SHEET NO.:

PS-01

S T U D I O B E R Z U N Z A
5000 BIRCH ST. STE. 3000
NEWPORT BEACH CA 92660

LANDSCAPE PLANS

T O L U C A R E S I D E N C E
405 E. TOLUCA
ORANGE, CA 92866
APN: 390-103-15

STUDIO BERZUNZA
LUXURY INTEGRAL DESIGNS
RESIDENCTIAL + LANDSCAPE + INTERIORS
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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:

No.	DATE	DESCRIPTION

PROJECT:0X.00X.25

Studio BERZUNZA

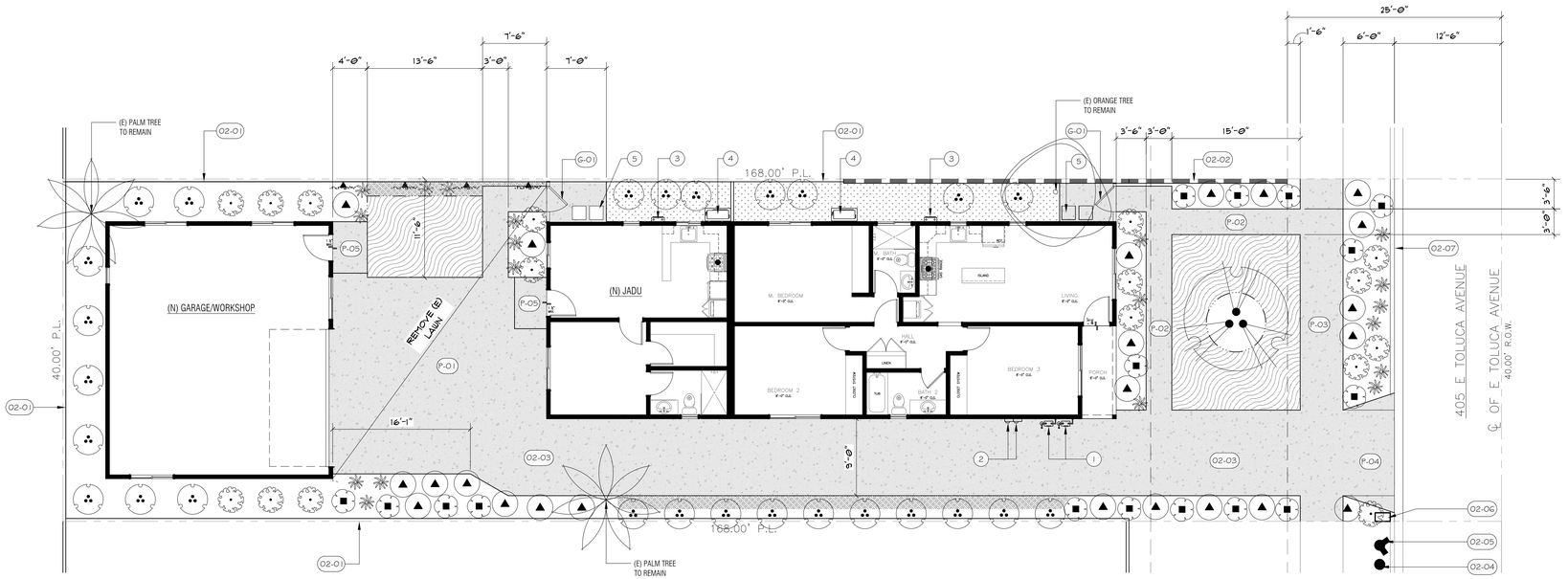
DIGALERT
SECTION 4216.4(A)1 OF THE GOVERNMENT CODE REQUIRES A 'DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A 'PERMIT TO EXCAVATE' WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG

north

SHEET DESCRIPTION:
COVER SHEET

CS 000

DATE: 6-24-25
REV:



REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	GAS METER. BY OTHERS *REF. TO ARCH'S PLAN
2	ELECT. PANEL BY OTHERS *REF. TO ARCH'S PLAN
3	THANKLESS W/H BY OTHERS *REF. TO ARCH'S PLAN
4	MINI SPLIT BY OTHERS *REF. TO ARCH'S PLAN
5	TRASH BINS

02 EXISTING CONDITIONS

02-01	(E) 5'-0" HT WOOD FENCE TO REMAIN
02-02	(E) 3' HT BLOCK WALL TO REMAIN
02-03	(E) DRIVEWAY TO REMAIN
02-04	(E) POWER POLE
02-05	(E) FIRE HYDRANT
02-06	(E) WATER METER
02-07	(E) CURB TO REMAIN

GATE

G-01	SITE GATE BY OTHERS *REF. TO ARCH'S PLAN

PAVING

P-01	PROPOSED CONCRETE BY OTHERS *REF. TO ARCH'S PLANS
P-02	PROPOSED CONC. WALKWAY
P-03	PROPOSED SIDE BY OTHER'S *REF. TO ARCH'S PLANS
P-04	PROPOSED APPROACH BY OTHERS *REF. TO ARCH'S PLAN
P-05	LANDING

LANDSCAPE TABULATION:

FRONT YARD 40% MIN. LANDSCAPE AREA

FRONT YARD SETBACK (FYSB)

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

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

1. 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, TAGS AND RIBBONS.
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 VEHICLE TRAFFIC.
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.
7. PLANT CROWN TO BE 1" 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 V3 STUDIO BERZUNZA.
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.
10. ALL SHRUBS SHALL BE PLACED ON THE SITE PER THE PLANS AND ADJUSTED IN THE FIELD BY THE LANDSCAPE DESIGNER PRIOR TO INSTALLATION.
11. 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.

PLANT SCHEDULE

PHOTO	SYMBOL	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE	WATER	QTY
TREES						
		LAGERSTROEMIA INDICA 'DWARF PINK' / DWARF PINK CRAPE MYRTLE	24"BOX	10'-12'H X 5'-6'W	LOW 0.1 - 0.3	1
SHRUBS						
		ALOE X 'BLUE ELF' / BLUE ELF ALOE	1 GAL	1'-2' HXW	LOW 0.1 - 0.3	19
		BOUGAINVILLEA X 'ALABAMA SUNSET' / ALABAMA SUNSET BOUGAINVILLEA	15 GAL	8' W X 10' H	LOW 0.1 - 0.3	4
		DODONAEA VISCOSA 'PURPUREA' / PURPLE HOPSEED BUSH	10 GAL	10'H X 9'W	LOW 0.1 - 0.3	26
		LAVANDULA OFFICINALIS / ENGLISH LAVENDER	5 GAL	1'-2' H X 3'-4' W	LOW 0.1 - 0.3	23
		SALVIA GREGGII / AUTUMN SAGE	5 GAL	2' H X 2'-3' W	LOW 0.1 - 0.3	16
		WESTRINGIA FRUTICOSA / MUNDI™ COAST ROSEMARY	5 GAL	1'-2' H X 3'-4' W	LOW 0.1 - 0.3	16

PHOTO	SYMBOL	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE	WATER	SPACING	QTY
GROUND COVERS							
		FESTUCA ARUNDINACEA 'MARATHON II' / MARATHON II FESCUE	SOD		HIGH 0.7 - 0.9		398 SF
		SENECIO VITALIS `SERPENTS` / SERPENTS BLUE CHALK FINGERS	FLAT	1` H X W	LOW 0.1 - 0.3	12" o.c.	7 FLATS

PLANTING PLAN

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

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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:

No.	DATE	DESCRIPTION

PROJECT:0X.00X.25

studio BERZUNZA

DIG ALERT

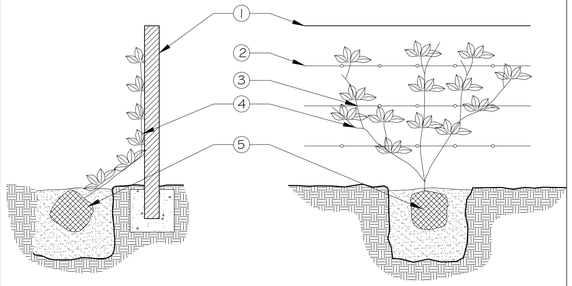
SECTION 4216.4(C)1-3 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A PERMIT TO EXCAVATE WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG

north

SHEET DESCRIPTION:
PLANTING / SITE PLAN

L 100

DATE: 6-24-25 REV:



1 PROPERTY BLOCK WALL

2 FOR ESPALIER MATERIAL ON WALLS: ATTACH STAINLESS STEEL WIRES TO THE WALL @ 24" O.C. SPACING W/ EYE SCHREWS W/ ANCHORS REMOVE NURSERY TRELLIS OR STAKE.

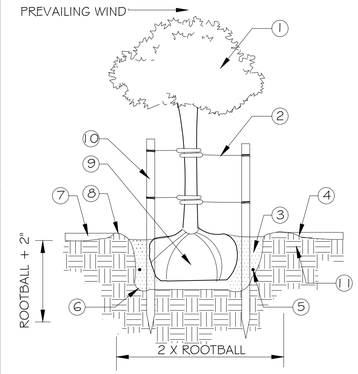
3 ATTACH LEADER TO THE WIRE W/ TWIST TIES OR MIRACLE TIES.

4 FOR PLANT MATERIAL SEE PLANTING SCHEDULE

5 SEE SHRUB PLANTING DETAIL

4 TYP. VINE PLANTING DETAIL

NTS



1 TYPICAL CONTAINER TREE

2 36" V.I.T. TWIST-BRACE OR APPROVED EQUAL

3 BACKFILL MIX PER SPEC'S

4 FINISH GRADE

5 FERTILIZER TABS. QTY. PER SPEC'S.

6 SCARIFIED PLANTING PIT

7 3" ORGANIC MULCH TO EDGE OF PLANT PIT PER SPEC'S.

8 DRAIN BASIN

9 ROOTBALL

10 LODGE POLES STAKE (24" BOX &36" BOX. PLACE ON THE WINDWARD SIDE FOR THE TREE.

11 NATIVE SOIL

NOTE:
1. PLACE ROOTBALL INTO COMPACTED BACKFILL MIX; WATER & SETTLE PLANT 1" HT CROWN HEIGHT TO AVOID SETTLING BELOW FINISH GRADE.
2. THIS DETAIL APPLIES TO ALL TREES UP TO 36" BOX SIZE.

1 TYP. TREE DETAIL FOR 15 GAL, 24" & 36" BOX

NTS

1 TYPICAL SHRUB

2 4" HIGH WATER BASIN

3 3" ORGANIC MULCH TO EDGE OF PLANT PIT PER SPEC'S.

4 ROOT BALL

5 COMPACTED BACKFILL MIX PER SPEC'S.

6 SCARIFIED PLANTING PIT

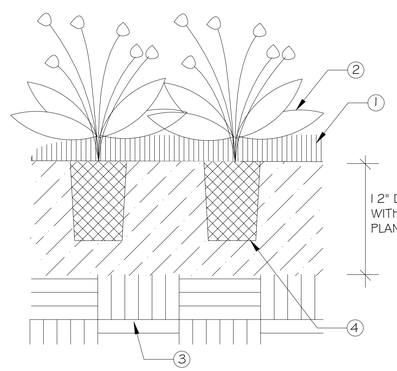
7 FERTILIZER TABS. QTY. PER. SPEC'S.

8 NATIVE SOIL

NOTE: PLACE ROOTBALL INTO COMPACTED BACKFILL MIX; WATER &SETTLE PLANT TO NORMAL CROWN HEIGHT TO AVOID SETTLING BELOW FINISH GRADE.

2 TYP. SHRUB DETAIL

NTS



1 3" ORGANIC MULCH PER SPEC'S.

2 TYPICAL PERENNIAL

3 COMPACT SUBGRADE TO 95%

4 REMOVE ALL FIBER, PLASTIC OR METAL CONTAINERS.

5 NATIVE SOIL

3 TYP. PERENNIAL PLANTING DETAIL

NTS

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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:

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

DIGALERT
SECTION 4216.4(C)(1) 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 811 AT LEAST TWO WORKING DAYS BEFORE YOU DIG.

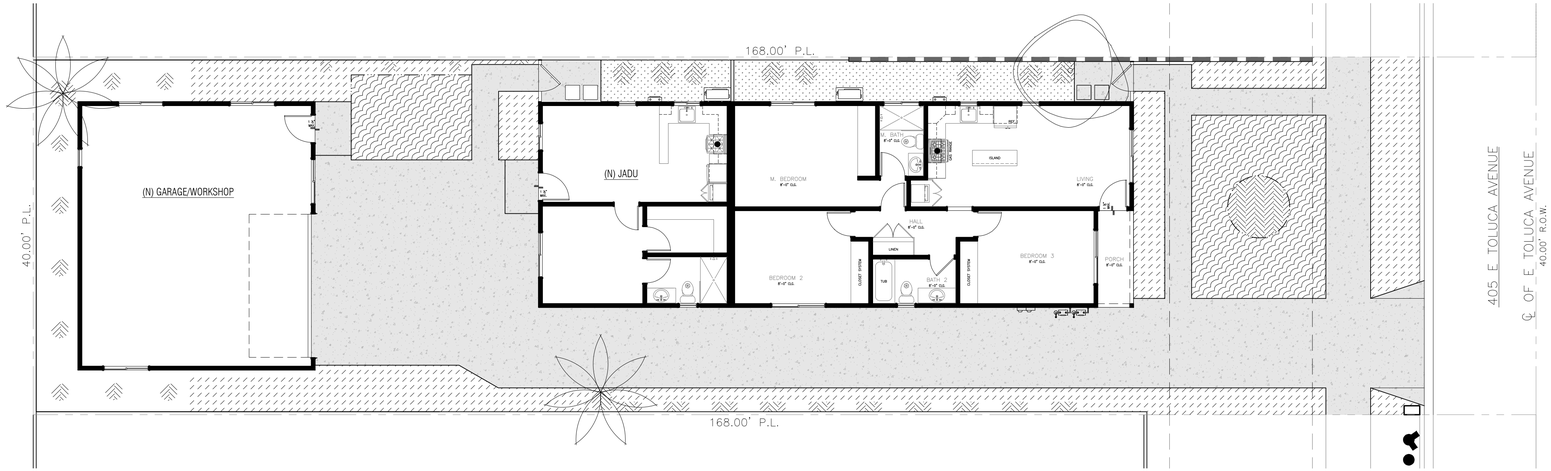
north

studio BERZUNZA

SHEET DESCRIPTION:
PLANTING DETAIL

L 101

DATE: 6-24-25 REV:

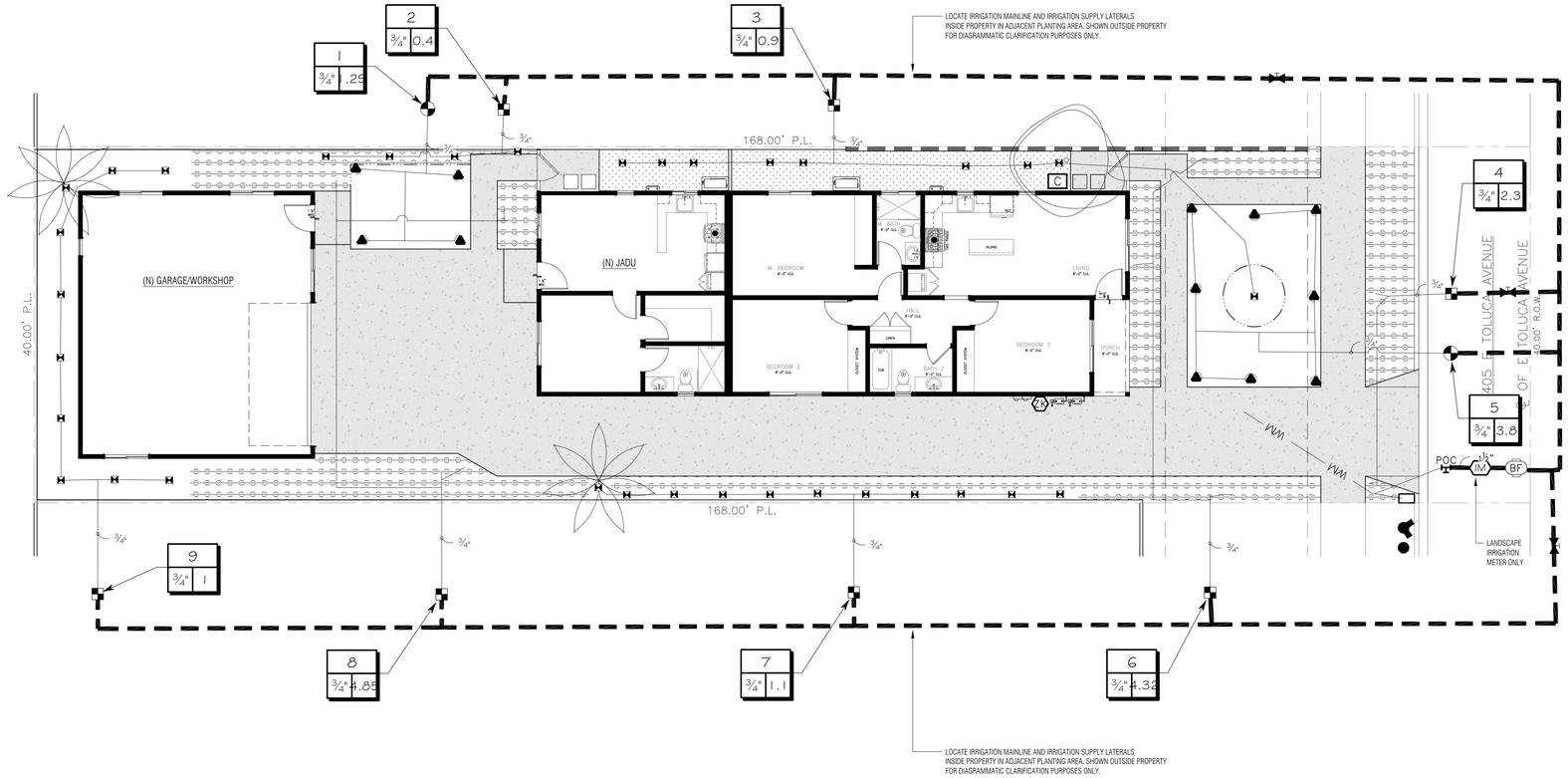


CONCEPT GRAPHICS SCHEDULE

- 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

HYDROZONE PLAN

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



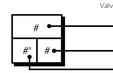
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
14 ADJ 14 ft	RAIN BIRD R-VAN14 180G-P45 TURF ROTARY, 8FT.-14FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON GIN. POP-UP, WITH 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.	12	45

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD LFV-075 3/4IN. LOW FLOW DV VALVE	7
5.0 7.0 10.0	RAIN BIRD PCT PRESSURE COMPENSATING THREADED LOW-FLOW BUBBLERS. OFFERED IN 5 GPH, 7 GPH, AND 10 GPH MODELS, WITH 1/2IN. FPT THREADED INLET. LIGHT BROWN = 5 GPH, VIOLET = 7 GPH, AND GREEN = 10 GPH.	34
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFCV-09-12 XFCV ON-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 3.5 PSI CHECK VALVE, 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. GREAT FOR ELEVATION CHANGE. SPECIFY XF INSERT FITTINGS.	7645 LF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD DV ELECTRIC REMOTE CONTROL VALVE, STANDARD CONFIGURATION. PLASTIC RESIDENTIAL IN 3/4IN. OR 1IN..	2
	LANDSCAPE PRODUCTS INC. CWV THREADED 1/2IN., 3/4IN., 1IN., 1-1/4IN., 1-1/2IN.,2IN. THREADED PLASTIC BALL VALVE, QUARTER-TURN SHUTOFF DESIGNED FOR IRRIGATION, SPAS, POOLS AND OTHER GENERAL COLD WATER APPLICATIONS. 125 PSI RATING. SAME SIZE AS MAINLINE.	3
BF	FEBCO 825YA 1" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	RAIN BIRD ESP4ME3 WITH (3) ESP-SM3 13 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1
ZK	RAIN BIRD RSD-DEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1
IM	LANDSCAPE IRRIGATION SUBMETER RAINBIRD, PMD SERIES LANDSCAPE WATER METERS	1
POC	POINT OF CONNECTION P.O.C. PER CONTRACTOR	1
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	554.9 LF
	IRRIGATION MAINLINE: PVC SCHEDULE 40	414.3 LF

Valve Callout



SCHEMATIC IRRIGATION PLAN

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

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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		

studio BERZUNZA

DIGALERT
SECTION 4216.8(c)1 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT NUMBER, CALL UNDERGROUND SERVICE ALERT TOLL FREE
1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

north

SHEET DESCRIPTION:
IRRIGATION & HYDROZONE PLAN

L 200

DATE: 6-24-25 REV:

WORKSHEET INFORMATION & EQUATIONS

[a] Local monthly evapotranspiration rates are listed in Appendix D.

[b] 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

[c] *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%

[d] 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

[e] 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

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

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 ÷ 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.

Reference Evapotranspiration (ETo)[a]: 49.7

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

	Hydrozone #/Planting Description	Location	Plant Factor[b] (PF)	Irrigation Method[c]	Irrigation Efficiency[c] (IE)	ETAF (PF/IE)	Landscape Area (sq-ft)	ETAF x Area	Estimated Total Water Use[d] (ETWU)
Regular 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									

30.8

Average	*Total*	*Total*
.50	1,316	620.64

Average ETAF for Regular Landscape Areas[e] (circle one): In Compliance / Not In Compliance

Special Landscape Area

SLA-1							
SLA-2							
SLA-3							
SLA-4							
SLA-5							
					Totals		

ETWU = (ETo) (0.62) (ETAF x LA)
= (49.7) (0.62) (620.64)
=(30.80) (620.64)
= 19,115 G.P.Y.

MAWA = (ETo) (0.62) [(ETAF x LA) + (1-ETAF x SLA)]
= (49.7) (0.62) [(0.55 x 1,316) + (1-.55 x 0)]
=(30.80) (723.8)
= 22,293 G.P.Y.

Total Landscape Area	1,316
Site wide ETAF	.50
ETWU Total	19,115
Maximum Allowed Water Allowance (MAWA)[f]	22,293

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.

DAVID MIERTSCHIN — Print Name
6/ 24 / 2025 — Date

Signature
LA # 3308 — License Number
5000 BIRCH ST. STE. 3000
NEWPORT BEACH CA 92660 — Address

(949) 388-3369 — Telephone
DAVID@STUDIOBERZUNZA.COM — E-mail Address

Landscape Design Professional's Stamp (If applicable)

REGISTERED LANDSCAPE ARCHITECT — DAVID M. MIERTSCHIN — LICENSE — JULY 31, 2025 RENEWAL DATE — 6-24-25 — STATE OF CALIFORNIA

Appendix D: Reference Evapotranspiration Table

REFERENCE EVAPOTRANSPIRATION (ET_o) 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:

(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 Stamp (If Appropriate)

E-1

STUDIO BERZUNZA
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VLADIMIR BERZUNZA
PRINCIPAL VISIONARY DESIGNER

PROJECT ADDRESS:
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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:

No.	DATE	DESCRIPTION

PROJECT:0X.00X.25

studio BERZUNZA

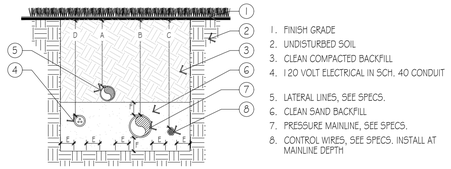
DIGALERT — SECTION 4216-4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG.

north

SHEET DESCRIPTION:
IRRIGATION FORMS

L 201

DATE: 6-24-25 REV:



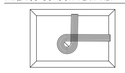
1. FINISH GRADE
2. UNDISTURBED SOIL
3. CLEAN COMPACTED BACKFILL
4. 120 VOLT ELECTRICAL IN SCH. 40 CONDUIT
5. LATERAL LINES, SEE SPECS.
6. CLEAN SAND BACKFILL
7. PRESSURE MAINLINE, SEE SPECS.
8. CONTROL WIRES, SEE SPECS. INSTALL AT MAINLINE DEPTH

SECTION VIEW - N.T.S.

DIMENSION	A	B	C	D	E	F
1/2" TO 1 1/2" SIZE	12"	18"	18"	30"	4"	6"
2" TO 2 2 1/2" IN SIZE	12"	24"	24"	30"	4"	6"
3" AND LARGER	18"	24"	24"		6"	6"

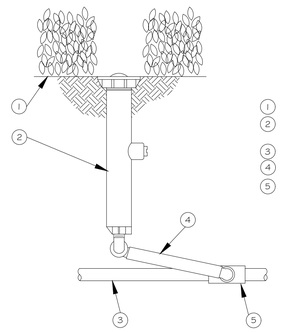
NOTE:
ALL PLASTIC PIPING SHALL BE SNAKED IN TRENCH. BUNDLE WIRING AND WRAP WITH TAPE AT TEN FOOT INTERVALS. ALL MAINLINE PIPING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION SPECIFICATIONS.

WIRE W/O CONDUIT PLAN VIEW - N.T.S.



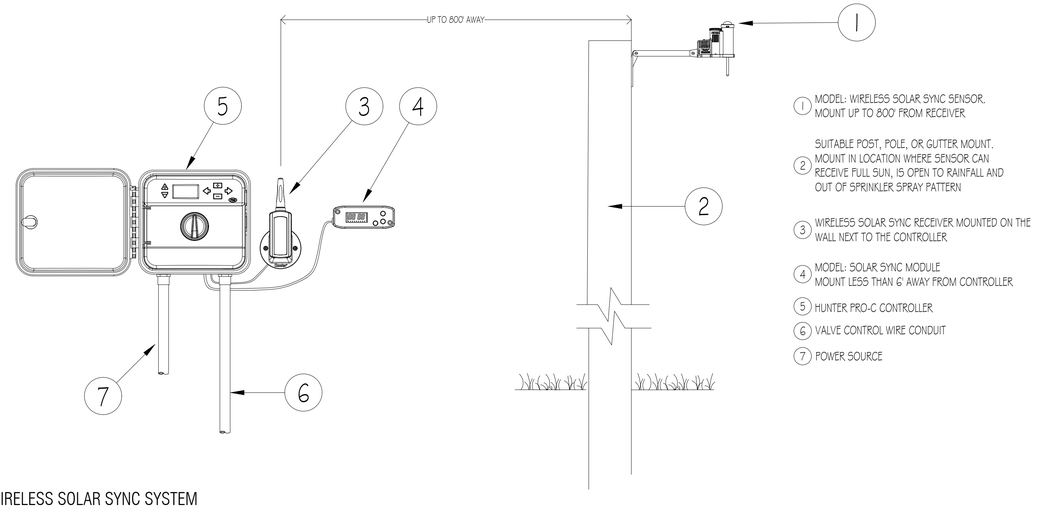
TIE A 24-INCH LOOP IN ALL WIRING AT CHANGES OF DIRECTION OF 30° OR GREATER. UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE.

G PIPE & WIRE TRENCHING



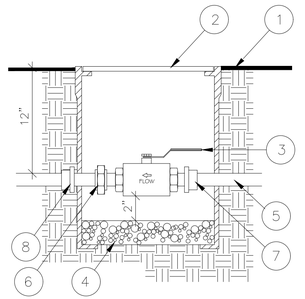
1. FINISH GRADE/TOP OF MULCH
2. POP-UP SPRAY SPRINKLER: RAIN BIRD 1806 WITH RAIN BIRD ROTARY NOZZLE
3. PVC LATERAL PIPE
4. SWING ASSEMBLY: RAIN BIRD MODEL SA 6050
5. PVC SCH 40 TEE OR ELL

E 1806 POP-UP SPRAY SPRINKLER W/ ROTARY NOZZLE



1. MODEL: WIRELESS SOLAR SYNC SENSOR. MOUNT UP TO 800' FROM RECEIVER
2. SUITABLE POST, POLE, OR GUTTER MOUNT. MOUNT IN LOCATION WHERE SENSOR CAN RECEIVE FULL SUN, IS OPEN TO RAINFALL AND OUT OF SPRINKLER SPRAY PATTERN
3. WIRELESS SOLAR SYNC RECEIVER MOUNTED ON THE WALL NEXT TO THE CONTROLLER
4. MODEL: SOLAR SYNC MODULE MOUNT LESS THAN 6' AWAY FROM CONTROLLER
5. HUNTER PRO-C CONTROLLER
6. VALVE CONTROL WIRE CONDUIT
7. POWER SOURCE

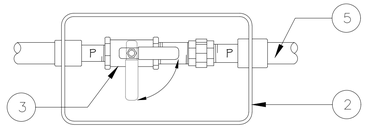
A WIRELESS SOLAR SYNC SYSTEM



LEGEND

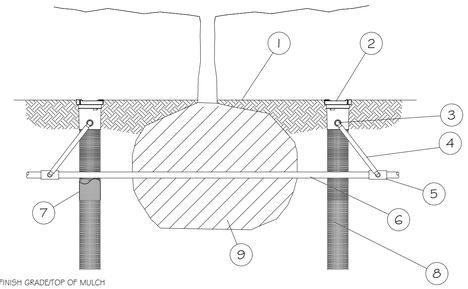
1. FINISH GRADE
2. PLASTIC VALVE BOX WITH LOCKING LID MARKED "B.V."
3. BALL VALVE - PER LEGEND
4. ONE CUBIC FT. OF 1" CRUSHED ROCK
5. PRESSURE SUPPLY LINE
6. SCH 80 PVC UNION
7. SCH 80 NIPPLE
7. SCH 80 PVC COUPLING & T.O.E NIPPLES

NOTE: 1. INSTALL VALVE BOX SUCH THAT THE TOP OF THE COVER IS 2" ABOVE FINISH GRADE IN GROUND COVER AREAS AND FLUSH WITH CONCRETE AND TURF AREAS



PLAN VIEW - N.T.S.

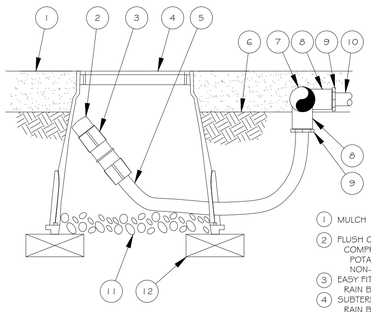
H BALL VALE - PER SCHEDULE



1. FINISH GRADE/TOP OF MULCH
2. ROOT WATERING SYSTEM: RAIN BIRD RWS-M
3. 1/2" (1,3 CM) SPIRAL BARB FITTING (INCLUDED)
4. 1/2" (1,3 CM) SWING ASSEMBLY: RAIN BIRD SA-125050 OR 1/2" (1,3 CM) SWING PIPE: RAIN BIRD SP SERIES WITH 1/2" (1,3 CM) MALE NPT x 0.490" BARB ELBOW: RAIN BIRD SBE-050
5. PVC SCH 40 TEE OR EL
6. PVC OR POLYETHYLENE LATERAL PIPE
7. OPTIONAL SOCK (RWS-SOCK) FOR SANDY SOILS
8. 4" (10,2 CM) WIDE X 18" (45,7 CM) LONG RIGID BASKET WEAVE CANISTER (INCLUDED)
9. PLANT ROOT BALL

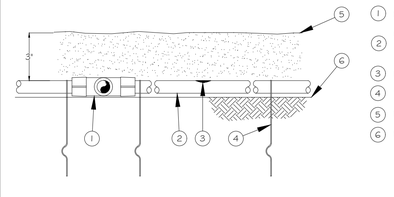
NOTES:
1. POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
2. INSTALL PRODUCT WITH TOP EVEN WITH FINISH GRADE OR THE TOP OF MULCH
3. RWS-M SERIES AVAILABLE IN THE FOLLOWING MODELS: RWS-M-B-C-1401: 0.25 GPM (0,95 L/M), CHECK VALVE RWS-M-B-1401: 0.25 GPM (0,95 L/M) RWS-M-B-C-1402: 0.5 GPM (1,9 L/M), CHECK VALVE RWS-M-B-1402: 0.5 GPM (1,9 L/M),
4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1,9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
5. ONCE RWS-M HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.
6. OPTIONAL RWS-SOCK FOR USE IN SANDY SOILS.

F ROOT WATERING SYSTEM RWS-M / TREE INSTALLATION



1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP NON-POTABLE: RAIN BIRD MDCFPCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
12. BRICK (1 OF 2)

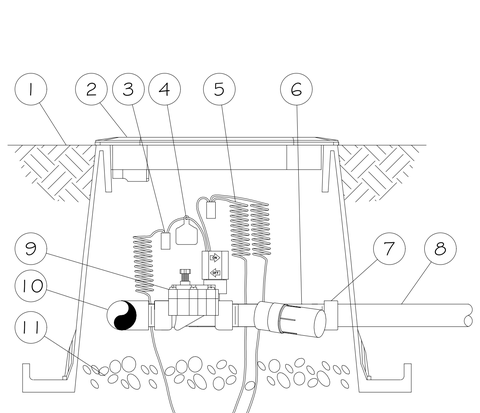
CH FLUSH VALVE



1. EASY FIT COMPRESSION TEE
2. ON-SURFACE DRIPLINE: NETAFIM POTABLE: DRIPLINE
3. INLINE DRIP EMITTER OUTLET
4. TIE DOWN STAKE
5. MULCH
6. FINISH GRADE

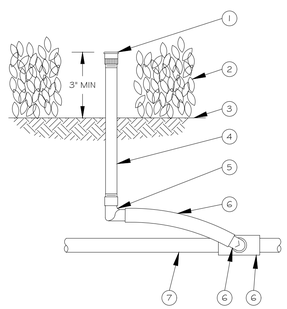
NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

C SURFACE DRIPLINE @ GRADE



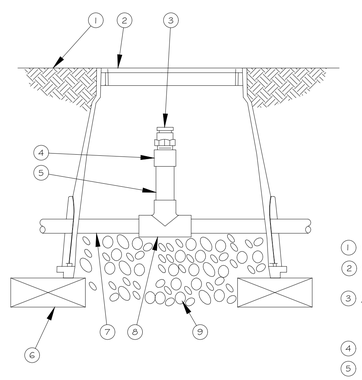
1. FINISH GRADE
2. STANDARD VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
4. VALVE ID TAG
5. 30-INCH LINEAR LENGTH OF WIRE, COILED
6. PRESSURE REGULATING FILTER: RAIN BIRD PRF-075-RBY (INCLUDED IN XCZ-075-PRF KIT)
7. PVC SCH 40 FEMALE ADAPTOR
8. LATERAL PIPE
9. REMOTE CONTROL VALVE: RAIN BIRD LVF-075 (INCLUDED IN XCZ-075-PRF KIT)
10. PVC SCH 40 TEE OR ELL TO MANIFOLD
11. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
12. MANIFOLD PIPE AND FITTINGS

I XCZ - 3/4" PRF IN SQUARE VALVE BOX



1. PRESSURE COMPENSATING FULL CIRCLE BUBBLER: RAIN BIRD 1400
2. PLANT MATERIAL
3. FINISH GRADE/TOP OF MULCH
4. UV RADIATION RESISTANT 1/2 INCH PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
5. 1/2-INCH FEMALE NPT x .490-INCH BARB ELBOW: RAIN BIRD MODEL SBFE-050
6. SWING PIPE, 12-INCH LENGTH: RAIN BIRD MODEL SP-100
7. PVC LATERAL PIPE
8. 1/2-INCH MALE NPT x .490-INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
9. PVC SCH 40 TEE OR ELL

D PRESSURE COMPENSATING FULL-CIRCLE BUBBLER 1400 SERIES ON RISER



1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. BRICK (1 OF 2)
7. PVC HEADER PIPE
8. PVC SCH 40 TEE
9. 3" MINIMUM DEPTH OF ¾" WASHED GRAVEL

C AIR RELIEF VALVE

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VLADIMIR BERZUNZA
PRINCIPAL VISIONARY DESIGNER

PROJECT ADDRESS:
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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

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DIGALERT

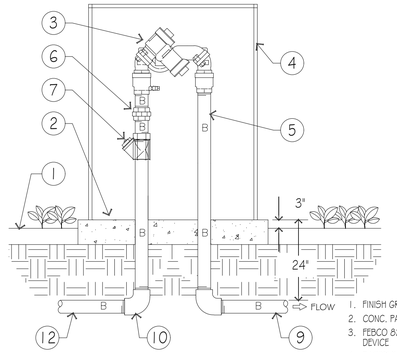
SECTION 4216.4(A)1 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A PERMIT TO EXCAVATE WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG

north

SHEET DESCRIPTION:
PLANTING DETAILS

L 202

DATE: 6-24-25 REV:

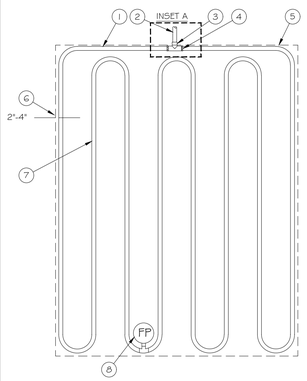


SECTION VIEW - N.T.S.

NOTE:
ALL PIPING BETWEEN THE WATER METER AND THE MASTER CONTROL VALVE SHALL BE BRASS THREADED PIPE AND FITTINGS.
SENSOR WIRES AND CONDUIT SHALL BE INSTALLED 18" BELOW FINISH GRADE.
SEAL CONDUIT ENDS AT BACKFLOW W/ AQUASEAL "VAPOR WRAP".

1. FINISH GRADE
2. CONC. PAD 4" THICK
3. FEBCO 825-YA REDUCED PRESSURE BACKFLOW DEVICE
4. BACKFLOW DEVICE ENCLOSURE
5. BRASS NIPPLES MIN. 4" TYP.
6. BRASS UNION
7. BRONZE WYE STRAINER
8. NOT USED
9. BRASS MAINLINE PIPE TO BRONZE PRESSURE REGULATOR AND MASTER CONTROL VALVE
10. BRASS ELLS
11. NOT USED
12. BRASS MAINLINE PIPE FROM WATER METER AND BALL TYPE SHUT OFF VALVE

A REDUCED PRESSURE BACKFLOW DEVICE



1. PVC EXHAUST HEADER
2. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFCV DRIPLINE
8. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFCV FLUSH POINT"
9. PVC SCH 40 RISER PIPE

NOTES:
1. 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.
2. 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 INSTALLED ON EACH FITTING.

XFCV Dripline Maximum Lateral Lengths (Feet)

Inlet Pressure psi	12" Spacing		18" Spacing	
	Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	**0.9**	**0.6**	**0.9**
20	192	136	254	215
30	289	205	402	337
40	350	248	498	416
50	397	281	573	477
60	436	309	637	529

B XFCV ON-SURFACE DRIPLINE QUICK LAYOUT

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DRAW BY:
V. BERZUNZA

CHECKED BY:
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REVISIONS:

No.	DATE	DESCRIPTION

PROJECT:0X.00X.25

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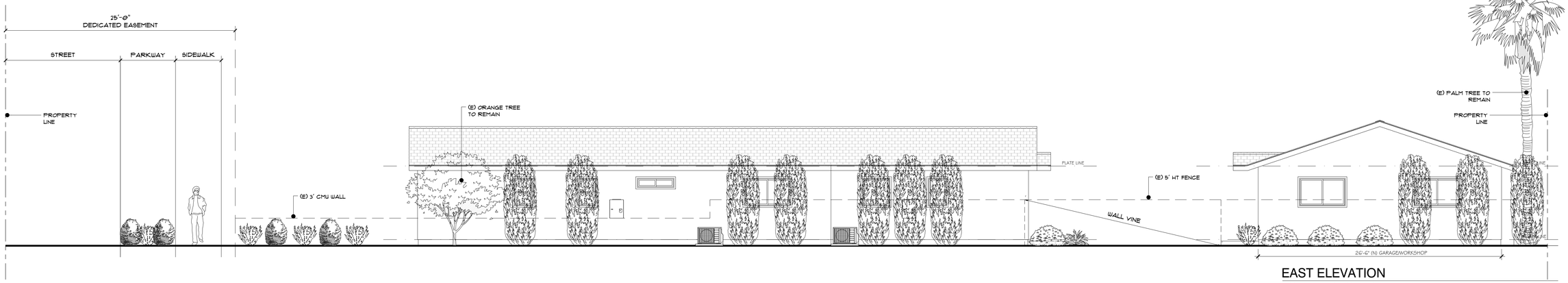
north

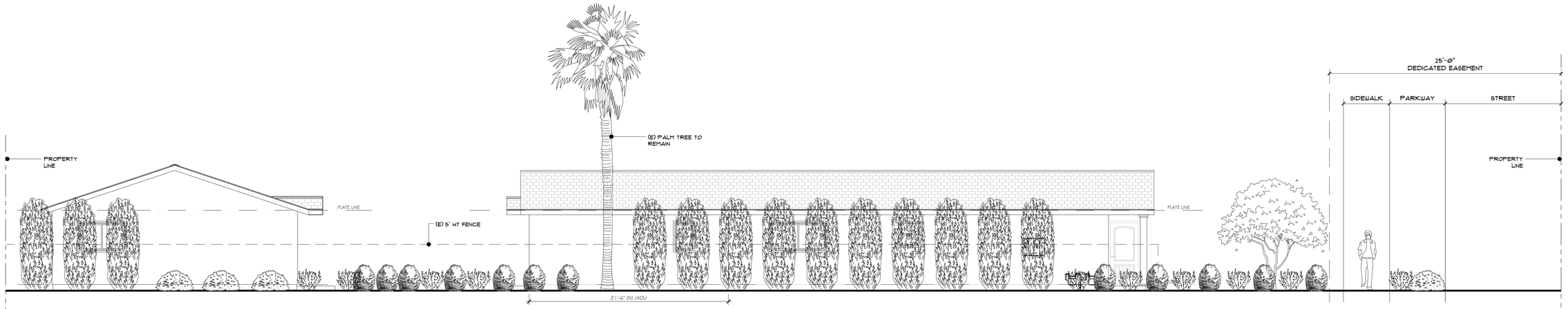
SHEET DESCRIPTION:
PLANTING DETAILS

L 203

DATE: 6-24-25 REV:



EAST ELEVATION
HOUSE/JADU/GARAGE



WEST ELEVATION
HOUSE/JADU/GARAGE

ELEVATIONS

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

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Newport Beach, CA 92660
t: 714.795.8080
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V. BERZUNZA

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REVISIONS:

No.	DATE	DESCRIPTION

PROJECT:0X.00X.25

Studio BERZUNZA

DIGALERT
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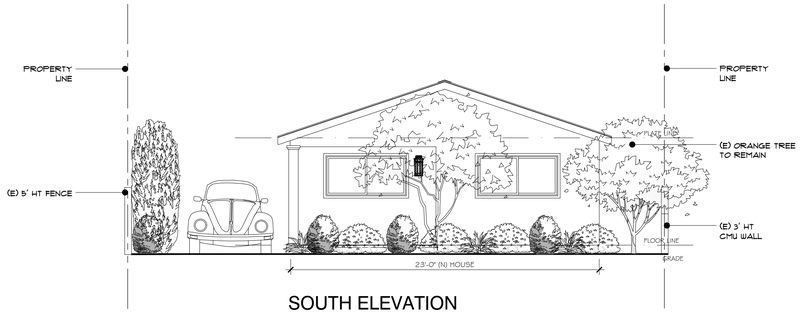
north

SHEET DESCRIPTION:
ELEVATIONS

L 300

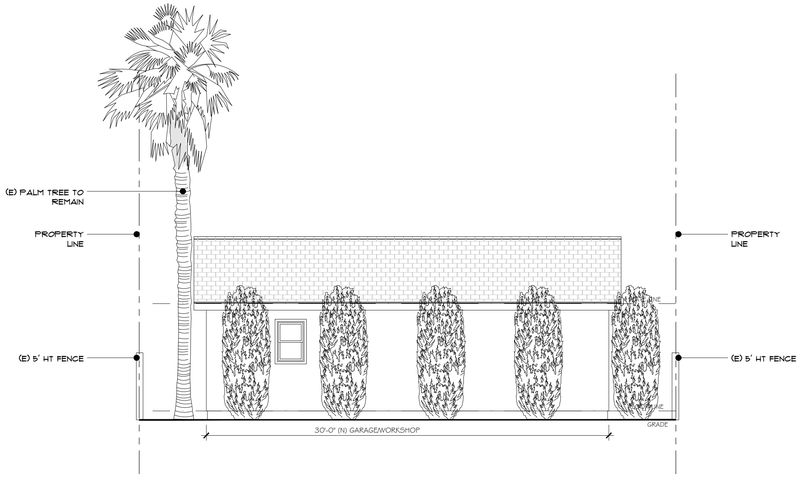
DATE: 6-24-25 REV:



SOUTH ELEVATION
HOUSE/JADU

SOUTH ELEVATION
GARAGE/WORKSHOP

NORTH ELEVATION
HOUSE/JADU



NORTH ELEVATION
GARAGE/WORKSHOP

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:

No.	DATE	DESCRIPTION

PROJECT:0X.00X.25

studio BERZUNZA

north

SHEET DESCRIPTION:
ELEVATIONS

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

L 301

DATE: 6-24-25 REV:

MEMORANDUM

HISTORIC PRESERVATION DESIGN STANDARDS

Date: July 2, 2025

Project: 405 E. Toluca Avenue

To: City of Orange, Department of City Planning

From: Audrey von Ahrens, Senior Architectural Historian, and Jenna Kachour, Senior Associate Architectural Historian, GPA Consulting

1. INTRODUCTION

GPA Consulting (GPA) was retained by property owners, EPIC Home Remodeling (Project Applicant), to consult on a proposed project for 405 E. Toluca Avenue (Assessor's Parcel Number [APN] 390-103-15) (property), located within the boundaries of the Old Towne Orange Historic District (Historic District) in the City of Orange (City). The property was identified as a non-contributor in the 1997 National Register of Historic Places (NRHP) nomination for the Historic District (see **Attachment D**) and has a California Historical Resource Status Code of 6Z, "found ineligible for NR, CR or local designation through survey evaluation."[1]

The proposed project entails demolition of the existing buildings on the property and construction of a new residential building with attached junior ADU and detached garage (Project). Although the property is a non-contributor, all construction on site must comply with the *City of Orange Historic Preservation Design Standards* (Design Standards). Because the Project proposes new construction, the applicable Design Standards are the "Standards for Infill Construction in Historic Districts," and the "Standards for Historic Residential Buildings – Setting," which are included as **Attachment B** of this memorandum (memo).

The purpose of this memorandum (memo) is to present the proposed Project, analyze the proposed scope of work for consistency with the City of Orange Design Standards, and present the results of our findings to inform the City of Orange's review of the proposed project. GPA's analysis, recommendations, and conclusions regarding the proposed project are discussed below.

Audrey von Ahrens, Senior Architectural Historian, and Phoebe Rayburn, Architectural Historian I at GPA, were responsible for the preparation of this memo and for completing the site visit. Jenna Kachour, Senior Associate Architectural Historian, was responsible for reviewing this report for quality assurance and quality control. Ms.

[1] "California Historical Resource Status Codes," California Office of Historic Preservation (OHP), March 1, 2020, accessed April 2025, https://ohp.parks.ca.gov/pages/1068/files/Resource-Status-Codes.pdf.

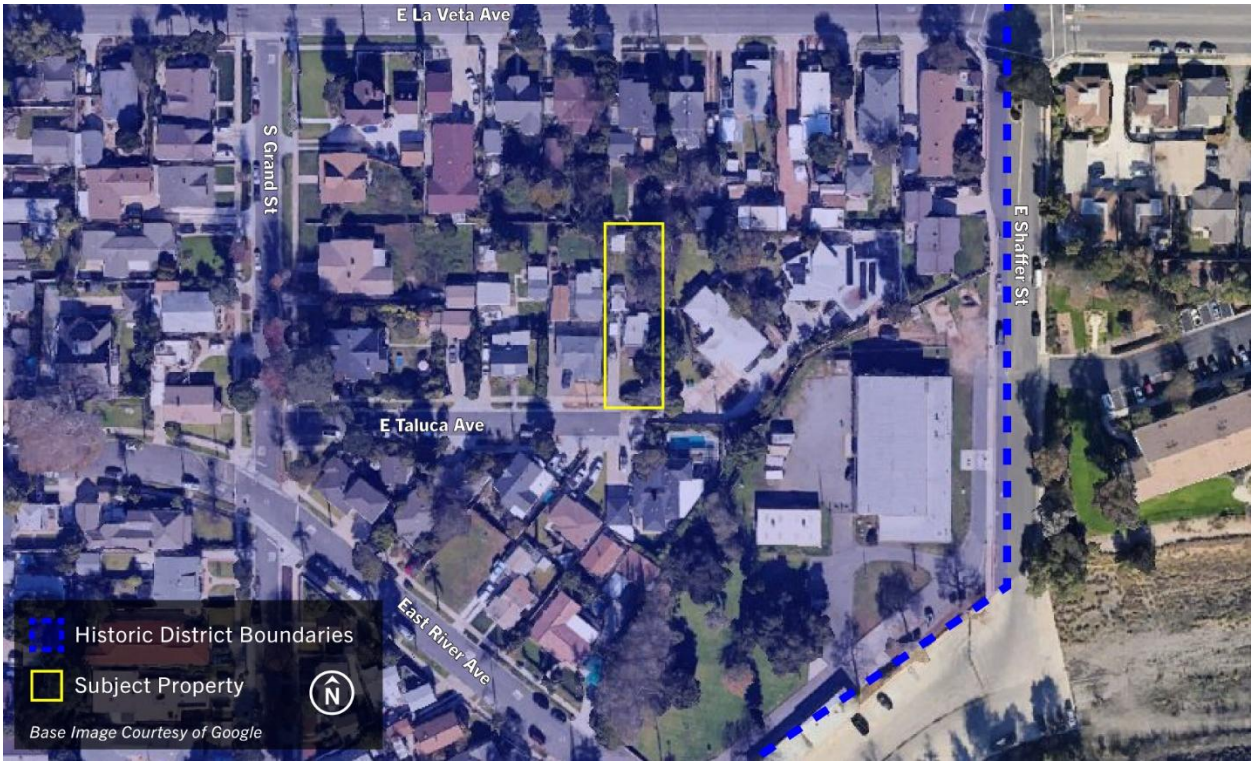
von Ahrens and Ms. Kachour fulfill the qualifications for historic preservation professional as outlined in Title 36 of the Code of Federal Regulations, Part 61. Their résumés are included as **Attachment A**.

2. METHODOLOGY

To prepare this memo, GPA completed the following tasks:

- Reviewed existing information and guidance including the applicable Design Standards (see **Attachment B**), the 1997 NRHP Historic District Nomination (see **Attachment D** for excerpts of relevant sections), and the 2005 DPR 523 update form set for the subject property (see **Attachment E**).
- Conducted a site visit on July 16, 2024 to ascertain the existing conditions of the subject property and its setting. GPA took digital photographs of the existing buildings on the property and within the immediate vicinity, included in **Attachment F**.
- Consulted with the project applicant, EPIC Home Remodeling, on the proposed plans to ensure conformance with the Design Guidelines. See **Attachment C** for a copy of the current plan set, dated June 16, 2025.

3. ENVIRONMENTAL SETTING



Location of the subject property within the Historic District.

E. Toluca Avenue is a short street that dead ends east of its intersection with S. Grand Street within the Historic District. 405 E. Toluca Avenue is located on the north side of the street at its east terminus and is surrounded by other single-family residences (see **Attachment F**, **Figure 1** through **Figure 5**). Of the properties along E. Toluca Avenue, the 1988 and 1997 surveys identified a total of three contributors and eight non-contributors. The properties immediately adjacent to 405 E. Toluca Avenue (the subject property) are all non-contributing. The

three contributing parcels are: 325 E. Toluca Avenue (located one property to the west, see **Attachment F**, **Figure 2**), 334 E. Toluca Avenue (located across Toluca Avenue to the southwest, see **Attachment F**, **Figure 3**), and 545 S. Grand Avenue (located on the northeast corner of S. Grand and E. Toluca Avenue, west of the subject property).[2]

Old Towne Orange Historic District

The Historic District boundaries were established by the City in 1988 under Ordinance 38-88.[3] A portion of the Historic District was listed in the NRHP on July 11, 1997 and determined significant for its association with late 19th and early 20th century development of the City with an 1888 to 1940 period of significance.[4] The 1997 NRHP nomination prepared by the Old Towne Preservation Association identified a total of 1,230 contributors and 512 non-contributors consisting of residential, commercial and industrial property types.[5] Popular architectural styles identified within the NRHP nomination include Craftsman, Folk Victorian, and Spanish Colonial Revival as well as Tudor Revival, Queen Anne, Praire, Mediterranean Revival, and Streamline Moderne. Character-defining features of the district included tree-lined streets with planted parkways, concrete sidewalks and walkways, rectangular lots, front porches, either wood or stucco cladding, and gable, hipped, or flat roof forms.[6]

Property Description

405 E. Toluca Avenue comprises a narrow, rectangular-shaped parcel. It is improved with a small single-family residence near the center of the parcel with a deep front yard setback, and two rear ancillary buildings. The vernacular residence was constructed in 1935.[7] It is one story in height and rectangular in plan with a flat roof and exterior walls clad in a combination of vertical wood siding and asbestos shingles. The main entrance is located on the south elevation within a projecting full-width porch with shed roof. Fenestration consists of aluminum sash and vinyl casement sash within wood-framed windows openings, and partially glazed wood doors with metal screens.

Located northwest of the residence is a detached one-car garage with flat roof, reverse board-and-batten exterior walls, and sliding wood door garage door. At the rear of the parcel is a small, shed building with shed roof, composite exterior wall panels that mimic vertical wood siding, a wood-paneled door, and aluminum sliding sash windows.

Landscaping consists of a grassy lawn with mature trees and shrubs. A concrete block wall is along the east property line within the front yard and the rear yard is enclosed by a wood perimeter fence. Hardscaping is limited to the concrete driveway that extends northward from E. Toluca Avenue along the west parcel boundary.

See **Attachment F, Figure 5** through **Figure 16** for current photographs of the property.

[2] 334 E. Toluca Avenue is listed as a district contributor in the local Old Towne Orange Historic District and a non-contributor in the NRHP-listed Old Towne Orange Historic District.
[3] A historic resources survey was completed within the 1988 Old Towne Orange Historic District boundaries in 1991 which identified 405 E. Toluca Avenue a non-contributor to the historic district.
[4] The boundaries of the locally designated Old Towne Orange Historic District are larger than the NRHP-listed Old Towne Orange Historic District. Both districts include this portion of E. Toluca Avenue.
[5] 405 E. Toluca Avenue is a non-contributor for both the locally designated and NRHP-listed historic districts.
[6] Steven G. McHarris, "Old Towne Orange Historic District," National Register of Historic Places Registration Form, Old Towne Preservation Association, Orange, CA, May 29, 1997, 7-2.
[7] The 2005 DPR 523 form identified the style of the residence as "Mediterranean Revival" and notes that a 1991 survey identified the style as "Vernacular." Based on GPA's observations made during the site visit, the residence does not display any features of the Mediterranean Revival style and none of its features fit within a specific architectural style. Therefore, it is more accurately described as a vernacular building. See Attachment E for a copy of the 2005 DPR Form.

4. PROJECT DESCRIPTION

GPA has collaborated extensively with the Project Applicant on the proposed plans. We reviewed and provided comments on the proposed scope of work and the Project Applicant has been consistently responsive to our feedback and suggestions. The intent of GPA's involvement in the design development process was to ensure that the proposed Project complies with the City's Design Standards.

The scope of work proposed by the project is listed below. Project plans, dated June 16, 2025, are included as Attachment C.

Demolition:

- The existing buildings on the property, including one main residence and two ancillary buildings (a shed and garage at the rear of the parcel) would be demolished.
- New Construction: Construction of a new one-story 1,487 sq. ft. residential building comprising an 992 sq. ft. single family residence with a 43 sq. ft. front porch and 495 sq. ft. Junior Accessory Dwelling Unit (JADU) attached to the rear. Finishes and materials proposed include:
    - Smooth stucco exterior walls
    - Composition shingle roof
    - Double hung wood-clad windows
    - Wood-clad entry doors
- Construction of a new 795 sq. ft. detached two-car garage/workshop is to be located behind the residence. Finishes and materials proposed include:
    - Smooth stucco exterior walls
    - Composition shingle roof
    - Wood-clad garage door

Site Improvements:

- The existing grassy lawns along the front, sides, and rear of the parcel will be retained and/or replaced in kind as needed.
- The existing wood perimeter fence in the rear yard would be retained.
- Three existing trees located at the front, rear, and sides of the property would be retained.
- The existing concrete driveway would be retained. A new concrete approach would be added, and the rear portion of the driveway would be added using concrete to match the existing.
- A new concrete sidewalk and turf landscaping would be added within the parkway along the front (south) parcel boundary.

5. STANDARDS FOR INFILL CONSTRUCTION IN HISTORIC DISTRICTS[8]

The Design Standards for infill construction aim to create new structures that fit into the historic context of the neighborhood. Preserving the visual character of the surrounding historic district without creating an exact replica of historic architectural is the goal. It is important that new construction is consistent with the existing surrounding buildings and that mass, scale, materials, height, roof form, setbacks, and pattern of windows and doors are considered.

Standard 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.**

Of the ten properties fronting E. Toluca Avenue, the majority have a front yard setback of between 10 to 20 feet from the sidewalk. The existing building is an outlier with a roughly 45-foot front yard setback. As proposed, the new residence would have a 20-foot front yard setback, which would be more consistent with the prevailing pattern in the historic district. The proposed side yard setbacks would be 4 to 5 feet on the east, and 5 to 12 feet on the west, which appears to be similar to the side yard setbacks observed on contributing properties. Therefore, the Project as proposed complies with Standard 1.

Standard 2. **New buildings should be similar in mass and scale to surrounding buildings.**

Due to the very modest size of the existing building, a unique condition arises where the proposed new building will actually be more similar to the mass and scale of the surrounding contributors. The new building would be one story in height and have a low, horizontal massing that conforms to its narrow, deep lot. Therefore, the proposed Project complies with Standard 2.

Standard 2a. **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.**

Standard 2a does not apply. The proposed building would not be larger than its neighbors.

Standard 2b. **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 habitable square footage and FAR of the contributing properties on E. Toluca Avenue are listed below (see Sheet A-03, **Attachment C** for all properties on E. Toluca Avenue):

- 545 S. Grand Avenue (corner of E. Toluca Avenue): 2,886 sq. ft. living area, 0.26 FAR
- 325/327 E. Toluca Avenue: 2,520 sq. ft. living area, 0.26 FAR
- 334 E. Toluca Avenue: 1,246 sq. ft. living area, 0.26 FAR

With 1,487 sq. ft. of livable area, the proposed project would have a total FAR of 0.33, which is comparable to the contributing properties on the block. Although the FAR is slightly higher, the proposed project will be compatible with the physical form of nearby historic buildings as a low scale residence with similar setbacks, massing, and arrangement of primary and secondary buildings on the site. Therefore, the proposed project appears to be consistent with recommendations of Standard 2b.

[8] *Historic Preservation Design Standards*, (City of Orange, December 12, 2018), 46.

Standard 3. **The height and roof form of a new building should be comparable to surrounding historic buildings.**

The surrounding contributing properties have hipped, side, and front gable roof forms. The new buildings proposed by the Project would have front gable roofs which reflects the roof forms of the other historic buildings along E. Toluca Avenue. Therefore, the proposed Project complies with Standard 3.

Standard 3a. **Roofing materials and details should be similar to those found on historic properties.**

The proposed roofing material would be composition shingles. Although not traditional, composition shingles are present on surrounding buildings in the Historic District, including contributors. Thus, composition shingles on the proposed new buildings would be appropriate. For this reason, the Project as proposed complies with Standard 3a.

Standard 3b. **Dormers should be similar in size and style to historic properties.**

Standard 3b does not apply. No dormers are proposed.

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

The main entrance for the proposed new residence would be on the primary (south) elevation, oriented south towards E. Toluca Avenue. Therefore, the proposed Project complies with Standard 4.

Standard 5. **The progression of public to private spaces from the street should be maintained.**

The proposed Project complies with Standard 5, as detailed in **Section 6**, below.

Standard 5a. **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 residence would have a 43 sq. ft. front porch on the primary (south) elevation. The porch would be oriented towards the street and be visible from the public right-of-way (Sheet A-01, **Attachment C**). It would be sheltered by a shed roof with simple round wood porch supports. The new porch would have a gable roof covering similar to porches of the contributing properties located at 545 S. Grand Avenue and 325 E. Toluca Avenue. Therefore, the proposed Project complies with Standard 5a.

Standard 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 proposed residence would have a fenestration pattern of evenly spaced openings with consistent datum lines and symmetrically placed windows on the primary elevation. This fenestration pattern is similar to that of the surrounding contributing buildings. Therefore, the Project as proposed complies with Standard 6.

Standard 7. **The use of traditional building materials found on historic buildings in the Historic District is encouraged for new construction.**

The proposed Project would involve the use of smooth stucco cladding, which is a traditional building material found on contributing structures within the Historic District, such as 334 E. Toluca Avenue (located across the street from the subject property). Additionally, the wood-clad doors and double-hung windows are visually similar to traditional fenestration found within the Historic District, such as on nearby contributors at 545 S. Grand Avenue and 325 E. Toluca Avenue. Therefore, the proposed Project complies with Standard 7.

Standard 7a. **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.**

The exterior materials proposed for the new buildings include smooth stucco exterior walls, wood trim, and wood-clad windows and doors. Each of these materials is compatible with traditional materials used throughout the Historic District. Smooth stucco is identified in the NRHP nomination as a character-defining feature of contributors, such as nearby contributor 334 E. Toluca Avenue.

The proposed use of wood-clad doors and windows is appropriate for infill construction in the Historic District. They would be visually compatible with the historic wood windows that are characteristic of contributing buildings yet discernable as contemporary so as to avoid conveying a false sense of historical development.

The proposed colors for the exteriors of the new construction include white, black, dark gray, and browns (see **Attachment C**, Sheet A-07). These colors are common on both contributing and non-contributing buildings and appear to compatible with the Historic District.

For all of the above reasons, the Project as proposed complies with Standard 7a.

Standard 7b. **Use of simplified versions of traditional architectural details is encouraged.**

The Project proposes simplified versions of traditional architectural details. The proposed wood-clad doors with partial glazing, panels, and hardware are reminiscent of, but do not mimic, historic solid wood doors. Wood-clad windows would be single-light sash rather than multi-light sash commonly found on contributing buildings in the Historic District. Similarly, wood trim and other traditional details, such as a round wood porch column with a simple capital and base, reference more ornate versions of the these features within the Historic District. As such, the proposed Project complies with Standard 7b.

Standard 7c. **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.**

Other than composition shingle roofing, which is addressed under Standard 3a, the only non-traditional building material proposed is Hardie Plank for the fascia boards and window and door trim. These features would be painted and, ultimately, be similar in appearance to traditional wood. Therefore, the proposed Project complies with Standard 7c.

Standard 8. **The height, mass and scale of new secondary buildings should be minimized as much as possible.**

The proposed Project is consistent with Standard 8. See analysis under Standards 8a through 8c, below.

Standard 8a. **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.**

As proposed, the detached garage would be 13' 9" in height, only 9" taller than the new residence (the primary building). However, the garage will be largely obscured by the primary building when viewed from the street. In addition, due to the minimal height difference and its location at the rear of the lot, the two structures will appear similar in height because the nature of perspective causes objects farther away to look smaller. As such, the Project would comply with Standard 8a.

Standard 8b. The design of secondary buildings should be subordinate to the primary building on the lot.

The only secondary building proposed is the detached garage. As explained above under Standard 8a, it would be 9" taller in height than the primary building. Furthermore, it would be substantially setback and located behind the primary building such that it would be minimally visible from the street. For all of these reasons, it would be subordinate to the primary building; therefore, the proposed Project complies with Standard 8b.

Standard 8c. Historic accessory structures were typically utilitarian buildings with limited decorative elements. Basic rectangular building forms and simple roof configurations are appropriate.

The detached garage has been designed with simple rectangular plan, gable roof, stucco exterior walls, and trim with unornamented wood-clad garage door. No superfluous architectural details are proposed. As such, the Project as proposed complies with Standard 8c.

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

The Project complies with Standard 9. See **Section 6**, below, for a detailed analysis of the proposed Project under each of the Standards for Historic Residential Buildings – Setting.

6. STANDARDS FOR HISTORIC RESIDENTIAL BUILDINGS – SETTING[9]

The setting and streetscapes within a historic district are vital to creating cohesion and a sense of place. Therefore, the relationship between the buildings as well as front yard and side yard setbacks, landscaping, hardscaping, fencing and lighting contribute to the overall character of the Historic District.

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

The proposed Project will result in a front yard setback and side yard dimensions that are comparable to contributing properties on E. Toluca Avenue (see **Section 5, Standard 1**). Additionally, it is worth noting that the existing residence is very modest in size and scale with deep front and side yard setbacks that are inconsistent with the character-defining features of the Historic District. As a result of the proposed Project, the subject property would be brought into conformance with the pattern of open space found across contributing properties. Therefore, the Project as proposed complies with Standard 1.

Standard 2. Historic walkways, driveways, and other hardscape features in the front yard shall be preserved.

Standard 2 is not applicable. The property is a non-contributor and does not have any historic walkways, driveways, or hardscape features.

Standard 2a. Unpainted historic walls, curbs, or planters should not be painted.

Standard 2a is not applicable. The property is a non-contributor and does not have any historic walls, curbs, or planters.

[9] Orange City Council. "Historic Preservation Design Standards". (City of Orange, December 12, 2018), page 27, April 8, 2025.

Standard 3. **Repairs or expansion of paving or hardscape features should match the historic features in materials, color, texture, and finish.**

In its current condition, the property does not have a sidewalk. Thus, the parkway that characterizes the Historic District terminates at the neighboring property to the west. The Project proposes to install a new sidewalk to extend the historic streetscape pattern of a parkway onto the property. The new sidewalk would be natural grey concrete, textured to expose the fine aggregates through an acid wash or light retardant finish to match the existing paving and hardscape on this block to the greatest extent feasible. Therefore, the Project is consistent with Standard 3.

Standard 3a. **The appropriate concrete paving material for driveways or walkways is a natural grey concrete, textured to expose the fine aggregates through an acid wash or light retardant finish.**

All new concrete paving, such as the new sidewalk and approach portion of the driveway, would be concrete with a natural grey color with exposed fine aggregates through an acid wash or light retardant finish (see Sheet A-01, **Attachment C**). Therefore, the Project as proposed is consistent with Standard 3a.

Standard 3b. **Alternate paving materials in front or side yards visible from the street may be considered, if they are compatible with the building and the streetscape.**

Standard 3b does not apply. No alternate paving materials are proposed.

Standard 4. **Parkways, front yards, and side yards should be reserved for landscape. Paving or non-porous surfaces should be minimized.**

Paving will be limited to the driveway and walkways while the remainder of the parcel will be covered in landscaping. As proposed, the Project complies with Standard 4.

Standard 5. **Parking areas should be located at the rear of the site and should be screened from public view by appropriate fencing or landscaping.**

The detached garage and associated parking area is located toward the rear of the proposed new residence. Approximately ⅔ of the front elevation of the garage would be concealed behind the residence. Combined with the distance from the street to the front of the garage, parking would be minimally visible. Additionally, there are multiple other properties on the block that have visible garages and parking spaces located at the front of their lots, including two contributors (334 and 320 E. Toluca Avenue). Overall, the proposed Project would comply with Standard 5.

Standard 6. **Widening an existing driveway is generally not appropriate.**

The existing driveway would be retained and only a small portion would be widened at the rear of the proposed new residence such that it would be minimally visible from the street. This minor widening of the existing driveway is consistent with the City's minimum width requirement of 16-feet to provide adequate space for a two-car garage. The current driveway does not meet this width requirement, making it non-compliant with the necessary standards for the proposed construction and usage. In order to meet the City's minimum driveway width requirements, compliance with Standard 6 is not feasible.

Standard 6a. **Driveways between 9 and 12 feet are generally appropriate and provide adequate room to maneuver vehicles.**

The existing driveway is 12 feet wide and will be retained. As such, the Project as proposed complies with Standard 6a.

Standard 6b. **Driveways may have a center planting strip. The planting strip should be a minimum of 18 inches wide.**

Standard 6b is not applicable. The existing driveway would be retained and no center planting strip is proposed.

Standard 7. **Front yard fencing may be installed, provided that it matches the prevailing pattern of fencing in the streetscape.**

Standard 7 is not applicable. The Project does not propose any new fencing for the front yard. Standards 7a through 7g are also not applicable for the same reason.

Standard 8. **Rear yard opaque fencing for privacy may be appropriate, provided that the design and materials are compatible with the building and the neighborhood.**

Standard 8 is not applicable. The project does not propose any new fencing. The existing wood fencing in the rear yard would be retained.

Standard 8a. **If a six foot rear or side yard fence is located next to the street, it is strongly encouraged to have a 24 inch planting strip between the sidewalk and the fence.**

Standard 8a is not applicable. The property is not located on a corner parcel; no side yards are street adjacent.

Standard 9. **Vinyl, chain link, and plastic fences are prohibited.**

Standard 9 is not applicable. No new fencing is proposed. Existing wood fencing, which is compatible with the Historic District in terms of materials, would be retained.

Standard 10. **Mature trees and hedges, including street trees, should be preserved or replaced with compatible plantings as necessary**

No trees would be removed as a result of the Project. All three existing trees would be preserved in their current locations; therefore, the proposed Project complies with Standard 10.

Standard 11. **Drought tolerant alternatives to lawns may be appropriate if the alternatives are compatible with the character of historic front yards and parkways. Front yards are generally characterized by low-growing lawns with foundation plantings at the base of the buildings or cottage gardens with a variety of plantings. Low-water alternative plant species appropriate to the climate may be used, if they are compatible with the historic character of front yards and parkways. In areas visible from the street, yards and parkways that are primarily gravel, mulch or unplanted soil are generally not compatible**

The site notes on the proposed plans specify to "provide at front yard low-growing lawns with foundation plantings at the base of the building or cottage gardens with a variety of plantings" (see **Attachment C,** Sheet A-01). It is GPA's understanding that the front yard will consist of landscaping that meets this description, and the parkway strip will be planted with natural grass. Therefore, the Project is consistent with Standard 11.

Standard 12. **Artificial turf is prohibited in parkways, front yards, and side yards visible from the street.**

No artificial turf is proposed. The Project complies with Standard 12.

7. RECOMMENDATIONS AND CONCLUSIONS

After conducting a review of the plan set for the proposed work (Westcoast Drafting, June 16, 2025, see Attachment C), GPA concludes that the proposed work demonstrates overall compliance with the City of Orange Historic Preservation Design Standards for Infill Construction in Historic Districts, Design Standards for Historic Residential Buildings – Setting. As the proposed construction will not result in any direct impacts to the physical integrity of any contributing features of the historic district. Additionally, because the proposed building has been designed consistent with the City's Design Standards, will be comparable in size, scale, and massing to neighboring buildings, and incorporates compatible building features and materials, the proposed project will not result in any indirect impacts to the integrity of the historic district as a whole.

Thank you for your consideration of this memo. Please do not hesitate to contact me with any questions.

Sincerely,

Audrey von Ahrens
Senior Architectural Historian
audrey@gpaconsulting-us.com

Attachments

A. Résumés

B. City of Orange Historic Preservation Design Standards
   - Standards for Infill Construction in Historic Districts
   - Standards for Historic Residential Buildings – Setting

C. Proposed Plan Set - Westcoast Drafting, June 16, 2025

D. Old Towne Orange NRHP Historic District Nomination (excerpts relevant to 405 E. Toluca Avenue)

E. 2005 DPR 523 Form

F. Current Photographs

ATTACHMENT A: RÉSUMÉS

JENNA KACHOUR

Jenna Kachour is a Senior Associate Architectural Historian at GPA. She has 16 years of diversified planning experience in the private, public, and non-profit sectors. She has been dedicated to the field of historic preservation since 2010. Trained as a planner, Ms. Kachour's work at GPA is informed by her understanding of preservation's role within the larger context of land use and decision making. Since joining GPA in 2013, she has skillfully supervised the preparation of environmental compliance documents in accordance with the California Environmental Quality Act, National Environmental Policy Act, and Section 106 of the National Historic Preservation Act for projects throughout California. Her involvement in several large-scale transportation corridor projects has entailed the management of historical resource surveys across multiple jurisdictions. Jenna is also experienced in preparing applications for Mills Act Historic Property Contracts as well as inspecting properties with existing contracts.

Educational Background:

- Master of Planning, University of Southern California, 2007
- Graduate Certificate, Historic Preservation, University of Southern California, 2007
- B.S., Public Policy, Management and Planning, University of Southern California, 2007

Professional Experience:

- GPA Consulting, Senior Associate Preservation Planner/Architectural Historian, 2021-Present
  - Senior Preservation Planner, 2017-2021
  - Associate Preservation Planner, 2013-2016
- Pasadena Heritage, Preservation Director, 2010-2013
- Deborah Murphy Urban Design + Planning, Planner, 2009-2010
- Brown/Meshul, Inc. Land Use Consultants, Assistant Project Manager, 2006-2009

Qualifications:

- Meets the Secretary of the Interior's Professional Qualifications Standards for architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

Selected Projects:

- 2830 E. Wardlow Road, CEQA Historical Resources Evaluation Report, Long Beach Airport, 2022
- Midtown Specific Plan, CEQA Historical Resource Report, Long Beach, 2015
- 1711 Harbor Avenue, Historic American Engineering Record-Like Documentation, Long Beach, 2023
- Sixth Street Bike Boulevard Project, Section 106 Technical Studies, Long Beach, 2016
- Daisy Corridor Bike Boulevard Project, Section 106 Technical Studies, Long Beach, 2016
- Drake Park Survey Update, Long Beach, 2018-2019
- Mills Act Program Recommendations Report, Long Beach, 2014
- Mills Act Periodic Inspections, Long Beach, 2014
- 1500 W. Adams Boulevard, CEQA Historical Resources Technical Report, Los Angeles, 2022-2023
- Alondra Community Regional Park, Secretary of the Interior's Standards Compliance, Los Angeles County, 2022
- North Hollywood Southern Pacific Railroad Depot, Secretary of the Interior's Standards Compliance Memo, Los Angeles, 2021
- 325 S. Boyle Avenue, CEQA Historical Resources Technical Report, Los Angeles, 2022-2023
- 200-202 W. Ojai Avenue, Secretary of the Interior's Standards Compliance Memorandum, Ojai, 2022
- Los Angeles Union Station Five New Capital Projects, CEQA Historical Resources Technical Memorandum, Los Angeles, 2020-2021

AUDREY VON AHRENS

Audrey von Ahrens is a Senior Architectural Historian at GPA. She has been involved in the field of historic preservation since 2013. Audrey graduated from the University of Pennsylvania with a Master of Science in Historic Preservation and City Planning where she focused on preservation planning and community economic development. She has since worked in private historic preservation consulting in California. Audrey joined GPA in 2017 and her experience has included the preparation of environmental compliance documents in accordance with the California Environmental Quality Act and Section 106 of the National Historic Preservation Act; historic context statements; Secretary of the Interior's Standards analysis; large-scale historic resources surveys; and evaluations of eligibility for a wide variety of projects and property types throughout Southern California. Audrey is also experienced in coordinating with property owners and local governments in the preparation and review of Mills Act Property Contract applications and the inspection and reporting of properties applying for or with existing contracts.

Educational Background:

- M.S., Historic Preservation, University of Pennsylvania, 2016
- Master of City Planning, University of Pennsylvania, 2016
- B.A., Architectural Studies and Urban Studies, University of Pittsburgh, 2013

Professional Experience:

- GPA Consulting, Senior Architectural Historian, 2024-Present
  - Associate Architectural Historian, 2021-2024
  - Architectural Historian II, 2017-2021
- Heritage Consulting, Inc., Intern, 2015-2016
- Tacony Community Development Corp., Intern, 2014
- Pittsburgh History & Landmarks Foundation, Intern, 2013
- University of Pittsburgh, Teaching Assistant, 2012-2013
- Pittsburgh Planning Department, Intern, 2012
- Pittsburgh Downtown Partnership, Intern, 2011

Qualifications:

- Meets the Secretary of the Interior's Professional Qualification Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

Professional Activities:

- Downtown Los Angeles Neighborhood Council, Planning and Land Use Committee (DLANC), 2018-2024
- DLANC, Board of Directors, Alternate, 2019-2024

Selected Projects:

- 200-202 W. Ojai Avenue, Secretary of the Interior's Standards Compliance Memorandum, Ojai, 2022
- 2830 E. Wardlow Road, CEQA Historical Resources Evaluation Report, Long Beach Airport, 2022
- 31382 Monterey Street, Secretary of the Interior's Standards Memorandum, Laguna Beach, 2022
- 325 S. Boyle Avenue, CEQA Historical Resources Technical Report, Los Angeles, 2022-2023
- 3605 Spring Street, CEQA Historical Resources Evaluation Report, Long Beach Airport, 2023
- 3917 Long Beach Boulevard, CEQA Historical Resources Evaluation Report, Long Beach, 2019
- 556 Broadway, CEQA Historical Resources Evaluation Report, Chula Vista, 2021-2022
- 7740-7770 McGroarty Street, CEQA Historical Resources Evaluation Report, Los Angeles, 2021
- Acres of Books, Historic Mitigation Measure Implementation, Long Beach, 2023
- Georgian Hotel, Secretary of the Interior's Standards Compliance Memorandum, Santa Monica, 2021
- Long Beach Armory, Historic American Building Survey Documentation, Long Beach, 2019
- Long Beach Historic District Design Guidelines, 2017-2019
- North Hollywood Southern Pacific Railroad Depot, Secretary of the Interior's Standards Compliance Memo, Los Angeles, 2021
- Villa Riviera, Secretary of the Interior's Standards Memorandum, Long Beach, 2019
- Whittier Citrus Packing House, Historic Property Treatment Plan, Whittier, 2022-2023

PHOEBE RAYBURN

Phoebe Rayburn is an Architectural Historian I at GPA. She has been involved with the field of historic preservation since 2024. Phoebe graduated from the College of Charleston with a bachelor's degree in historic preservation and community planning and a minor in art history. At GPA, she assists the architectural historian team with the preparation of environmental compliance documents in accordance with the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), Section 106 of the National Historic Preservation Act (NHPA), and the Secretary of the Interior's Standards (SOIS). Prior to GPA, Ms. Rayburn was a preservation intern at the Historic Charleston Foundation, where she performed historic property inspections, coordinated inspection schedules, prepared and mailed inspection reports, and performed archival research on endangered historic properties for presentation. She is proficient in a number of software programs, including AutoCAD, Adobe InDesign, SketchUp, Adobe Photoshop and Lightroom, and Microsoft Office. She uses these skills to add depth to her analyses and reports in the form of maps, illustrations, and graphics.

Educational Background:

- B.A., Historic Preservation and Community Planning, Minor in Art History, College of Charleston, 2024

Professional Experience:

- GPA Consulting, Architectural Historian I, February 2025 – Present
- Historic Charleston Foundation, Preservation Intern, January 2024 – May 2024

Selected Projects:

- Kensington Historic District, National Register of Historic Places Nomination Form, San Diego, 2025
- 8910-8924 Ardendale Avenue, CEQA Historical Resource Evaluation Report, San Gabriel, 2025
- Lodi Downtown Specific Plan Historic Resources Inventory, Lodi, 2025
- Telegraph Road over San Gabriel River Bridge, Section 106 Historic Property Survey Report, Los Angeles County, 2025
- 1323 South Pacific Street, CEQA Historical Resources Evaluation Report, Oceanside, 2025
- Henningsen-Lotus Road Multi-Use Trail, Section 106 Historic Property Survey Report, El Dorado County, 2025
- I-405 Auxiliary Lanes from I-110 to Wilmington, Section 106 Historic Property Survey Report, Los Angeles County, 2025
- Max Berg Plaza Park Fountain Rehabilitation, Section 106 Historic Property Survey Report, San Clemente, 2025
- Washington Boulevard Bridge over Rio Hondo Channel, Section 106 Historic Property Survey Report, Pico Rivera, 2025

ATTACHMENT B: CITY OF ORANGE HISTORIC PRESERVATION DESIGN STANDARDS

6. Window and doors openings in an addition should reflect the size, shape, and pattern of openings on the historic building.

7. An addition should be designed so that there is minimal loss of historic materials and character-defining features of the historic building are not obscured, damaged or destroyed.

   a. If the addition were removed in the future, the essential form and integrity of the historic building should be unchanged.

   b. The roofline of the historic building should be retained on elevations visible from the street.

Infill Construction

Infill in historic districts may consist of constructing a new building on a vacant lot (primary building) or constructing additional buildings (secondary buildings) on a lot containing an existing building. Successful infill construction takes cues from the surrounding historic neighborhood and its buildings without creating an exact replica of a historic architectural style. New construction should be consistent with the mass, scale, materials, height, roof form, setbacks, and pattern of windows and doors of existing buildings on the street. The site design of an historic structure is an essential part of its character. The spacing and location of buildings on each lot within an historic neighborhood usually establishes a rhythm that is essential to the character of the neighborhood. The grouping of buildings, with uniform setbacks and street features, gives each neighborhood a strong sense of place. One of the first steps to designing an infill building is to look at other buildings on the block and determine what are the common design elements that create a consistent streetscape and neighborhood character. Contemporary interpretations of historic architectural styles are not discouraged, but the primary goal of infill construction should be to create a building that responds to its context within a historic neighborhood.

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.

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. See the description on the following page for instructions on determining an appropriate Floor Area Ratio for your project.

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.

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

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.

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.

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.

8. The height, mass and scale of new secondary buildings should be minimized as much as possible.

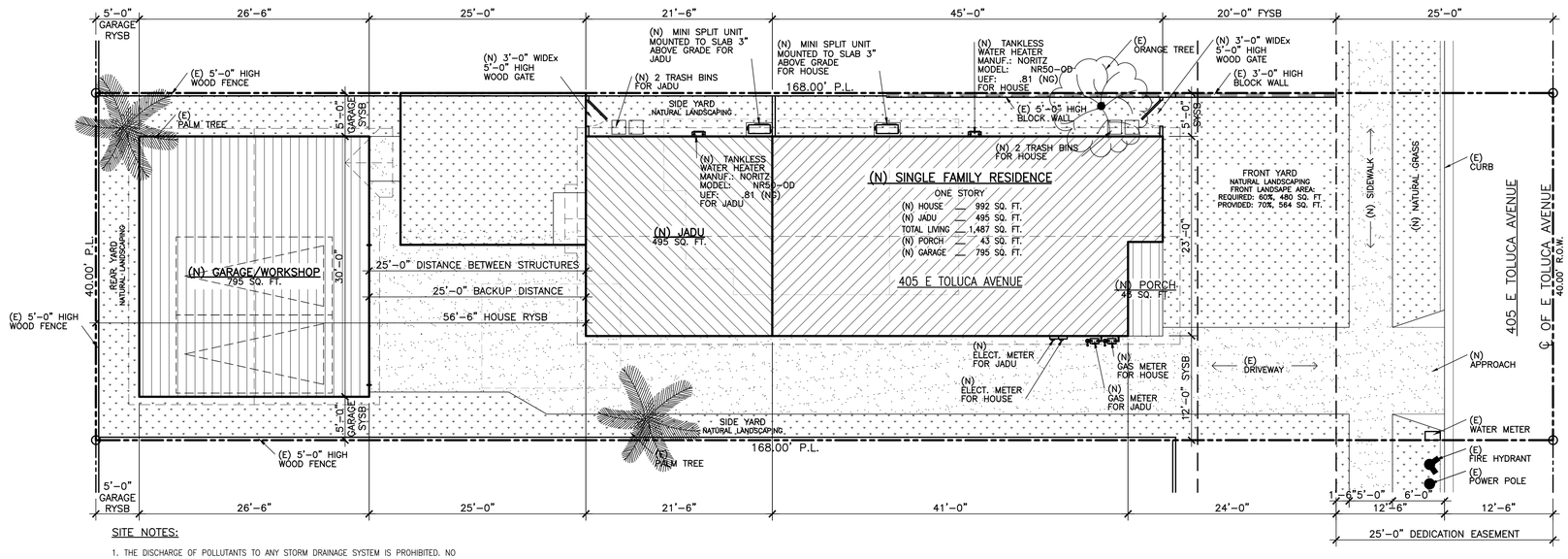
   a. In general, secondary buildings should be no taller than the primary building. In limited areas, secondary buildings may be taller than primary buildings, if this condition is already typical of the streetscape of the surrounding blocks.

   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.

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

ATTACHMENT C: PLAN SET, JUNE 16, 2025



NEW SITE PLAN

1/8"=1'-0"

4' 0' 4' 8' 16'
½" 0" ½" 1" 2"

SITE NOTES:

1. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
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.
3. ALL NEW CONCRETE PAVING TO BE NATURAL GREY CONCRETE, TEXTURED TO EXPOSE THE FINE AGGREGATES THROUGH AN ACID WASH OR LIGHT RETARDANT FINISH.
4. PROVIDE AT FRONT YARD LOW-GROWING LAWNS WITH FOUNDATION PLANTINGS AT THE BASE OF THE BUILDINGS OR COTTAGE GARDENS WITH A VARIETY OF PLANTINGS.

RESIDENTIAL PROJECT SUMMARY TABLES

EXISTING USE	PROPOSED USE	ZONING DESIGNATION	GENERAL PLAN LAND USE DESIGNATION	OVERLAY DISTRICT
Single family Residence	Single family Residence with attached JADU	R-2	Low Medium Density Residential	None

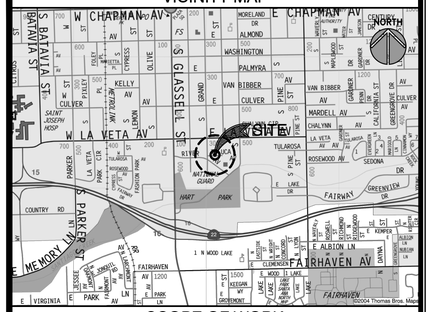
ZONING STANDARDS					
DESCRIPTION	**OMC SECTION**	**REQUIRED**	**EXISTING**	**PROPOSED**	**CONFORMS (yes/no)**
LOT AREA	17.14.070 & 17.14.080	6720	6720	6720	yes
LOT WIDTH	17.14.070 & 17.14.080	60	60	60	yes
LOT DEPTH	17.14.070 & 17.14.080				
MAX. BUILDING HEIGHT (Note: use average finished grade as defined in the "Building Height" definition from OMC Section 17.04.021)	17.14.070 (& 17.14.100 FOR R-3 & R-4)	35	13	13.9	yes
SETBACKS:	17.14.070 & 17.14.090				
Front Yard	17.14.070 & 17.14.090	20	20	20	yes
Rear Yard	17.14.070 & 17.14.090	5	44.6	5	yes
Side Yard	17.14.070 & 17.14.090	5	3	5	yes
Side Yard	17.14.070 & 17.14.090	5	16.9	5	yes
LOT COVERAGE	17.14.070			34%	
FLOOR AREA RATIO (FAR) UTILIZING GROSS FLOOR AREA (INCLUDE ALL ACCESSORY STRUCTURES)	17.14.070	0.70		0.33	yes
Minimum Unit Size (R-3 & R-4 Zones)	17.14.130 & 17.14.140				
Required Open Space:	17.14.070 & 17.14.110				
Private	17.14.110				
Common	17.14.110				
LANDSCAPING: For landscaping standards refer to Page 26-28 of the City of Orange Landscape Standards and Specifications	16.50				
Front Yard	16.50 & 17.12.040(E)				
Rear Yard	16.50 & 17.12.040(E)				
Interior Side Yard	16.50 & 17.12.040(E)				
Street Side Yard (if applicable)	16.50 & 17.12.040(E)				

When adjacent to perpendicular parking (Multi-Family only)	16.50	6 feet			
Parking area screening from a public street with 5-gallon shrubs, 3 feet on center (Multi-Family only)	16.50				
Trash Enclosures require a 4-foot wide landscape planter on at least 2 sides (Multi-Family only)	16.50				
Trees required, "unless determined otherwise through site plan and design review" (Multi-Family only)	16.50				
Trees to be removed	16.50				
Existing trees to be preserved	16.50				
Trees to be added	16.50				
25 percent of required trees shall be 24-inch box and 75 percent shall be in 15 gallon containers (Multi-Family only)	16.50				
Shrubs shall be 5-gallon except for groundcover (Multi-Family only)	16.50				
Shrubs are encouraged at the foundation lines of all building elevations seen from the street in 4-foot minimum width planters. Shrubs shall be spaced at 3 feet on center (Multi-Family only)	16.50				
Street trees required as determined by the design review process. (Multi-Family only)	16.50				
Percent of Parking Area (Multi-Family only)	16.50				
IRRIGATED AREA TOTAL	16.50				
Irrigated area added	16.50				
Irrigated area removed	16.50				
FENCE HEIGHT	17.12.070				
Front Yard	17.12.070(B)				
Interior Side Yard(s)	17.12.070(B)				
Street Side Yard	17.12.070(B)				
Rear Yard	17.12.070(B)				
PARKING	17.14.200 & 17.34				
TRASH ENCLOSURE SIZE (Multi-Family only)	16.50				
LIGHTING	17.12.030				
Kelvins	17.12.030				
Fixture Type/Blinder	17.12.030				
Parking lot footcandles	15.52.080(J)				

RESIDENTIAL PROJECT SUMMARY TABLES

SHEET INDEX

VICINITY MAP



SCOPE OF WORK

1. REMOVE TO (E) HOUSE, 480 SQ. FT.
2. REMOVE (E) PORCH, 162 SQ. FT.
3. REMOVE (E) GARAGE, 192 SQ. FT.
4. NEW HOUSE, 992 SQ. FT., CONSISTING OF 3 BEDROOMS, 2 BATHS, LIVING AND KITCHEN.
5. NEW PORCH, 43 SQ. FT.
6. NEW JADU, 495 SQ. FT., CONSISTING OF 1 BEDROOM, 1 BATH, LIVING AND KITCHEN.
7. NEW 2 CAR GARAGE, 795 SQ. FT.
8. NEW ELECTRICAL, MECHANICAL AND PLUMBING WORK.

PROJECT TEAM

OWNER:
GARABET & SALBI BAGHDASARIAN
CONTACT: GARABET BAGHDASARIAN
2006 W LA PALMA AVENUE
ANAHEIM, CA 92801
TEL. (714) 933-0362
EMAIL: rafibaghdasarian@gmail.com

DESIGNER:
WESTCOAST DRAFTING
CONTACT: FELIPE J. CONTRERAS
4605 BUENA VISTA ROAD, SUITE 600-127
BAKERSFIELD, CA 93311
TEL. (562) 879-3756
EMAIL: fjcontreras@wcdrafting.com

GENERAL CONTRACTOR:
TO BE SELECTED

STRUCTURAL ENGINEERING:
TO BE SELECTED

TITLE 24:
TO BE SELECTED

PROJECT DATA

BUILDING DATA

TYPE OF CONSTRUCTION:
TYPE V - B

AREA CONSTRUCTION:
(N) HOUSE — 992 SQ. FT.
(N) JADU — 495 SQ. FT.
(N) PORCH — 43 SQ. FT.
(N) GARAGE — 795 SQ. FT.

AUTOMATIC FIRE SPRINKLER:
NO

ROOFING:
COMPOSITION SHINGLES

OCCUPANCY:
R-3, U

BUILDING HEIGHT:
13'-0" HOUSE
13'-9" GARAGE

CODE APPLICATION:
2022 CALIF. BUILDING CODE
2022 CALIF. MECHANICAL CODE
2022 CALIF. PLUMBING CODE
2022 CALIF. FIRE CODE
2022 CALIF. ELECTRIC CODE
2022 CALIF. GREEN BLDG. STDS. CODE
2022 CALIF. RESIDENTIAL CODE
CALIF. ADMINISTRATIVE CODE
CITY OF ORANGE MUNICIPAL CODE
ALL CURRENT CAL-OSHA LAWS
AND ALL APPLICABLE NATIONAL
AND LOCAL CODES

ZONING CODE DATA

ZONING:
R-2-6

FLOOD ZONE:
N.A.

ADDRESS:
405 E TOLUCA AVENUE
ORANGE, CA 92866

LEGAL DESCRIPTION:
LOT: 12
BLOCK: D,W
TRACT: 175

A.P.N.:
390-103-15

FRONT YARD:
PER CODE — 20'-0"
PER PLAN — 20'-0"

SIDE YARD:
PER CODE — 5'-0"
PER PLAN — 5'-0", 12'-0"

REAR YARD:
PER CODE — 10'-0"
PER PLAN — 5'-0"

MAXIMUM LOT COVERAGE:
PER CODE — N.A.
PER PLAN — N.A

BUILDING USE:
SINGLE FAMILY DWELLING
GARAGE DETACHED

BUILDING HEIGHT:
PER CODE — 32'-0", TWO STORY
PER PLAN — 13'-0" HOUSE, ONE STORY
PER PLAN — 13'-9" GARAGE, ONE STORY

BUILDING AREAS:
(N) HOUSE — 992 SQ. FT.
(N) JADU — 495 SQ. FT.
TOTAL LIVING — 1,487 SQ. FT.
(N) PORCH — 43 SQ. FT.
(N) GARAGE — 795 SQ. FT.

HISTORICAL DISTRICT:
YES

LOT SIZE AREA:
40.00'x168.00' = 6,720.00 SQ. FT.

FLOOR AREA RATIO:
PER CODE — .70, 4,704 SQ. FT.
PER PLAN — .33, 2,282 SQ. FT.

OPEN SPACE:
PER CODE — 350 SQ. FT./UNIT
PER PLAN — 1,436 SQ. FT./UNIT

PARKING:
EXISTING — 1 PARKING SPACE
PROPOSED — 2 PARKING SPACES

SHEET INDEX

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HOUSE, JADU & GARAGE

OWNERS: GARABET & SALBI BAGHDASARIAN
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ORANGE, CA 92866

DESIGNER OF RECORD

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

date	revisions	initials

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

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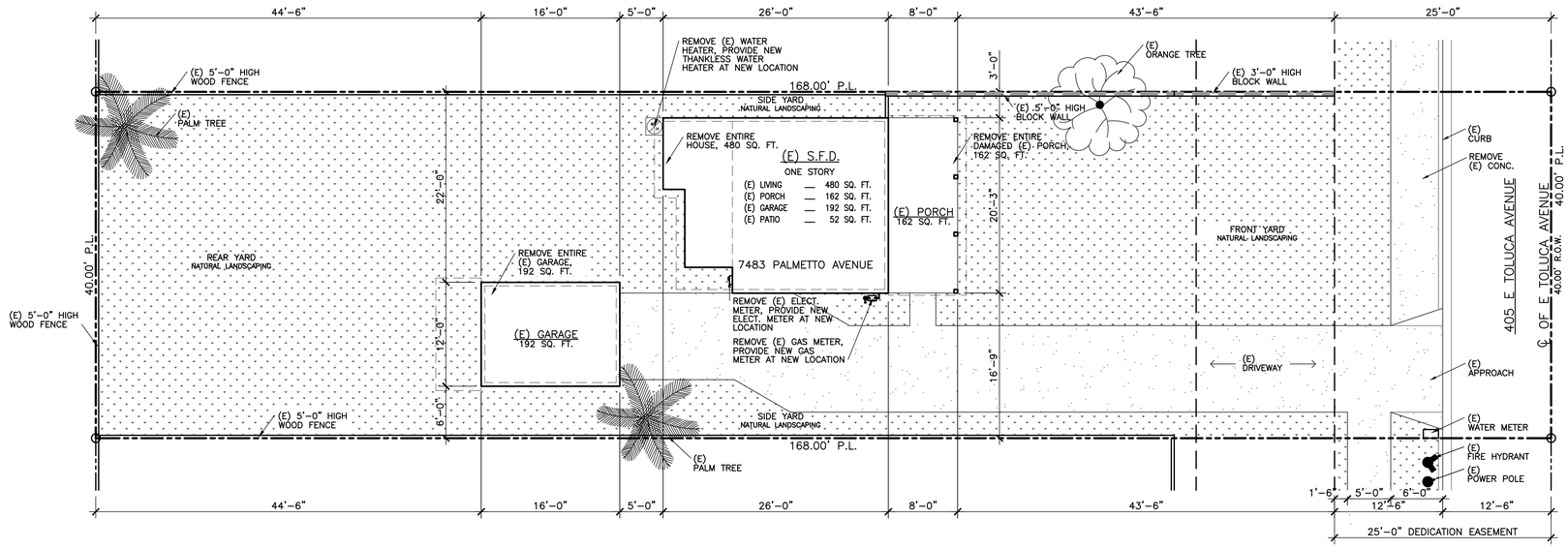

EXISTING-DEMOLITION SITE PLAN

1/8"=1'-0"

4' 0' 4' 8' 16'
½" 0" ½" 1" 2"

NORTH

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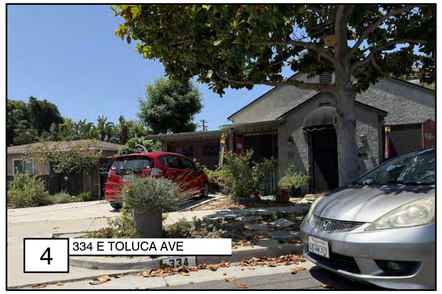

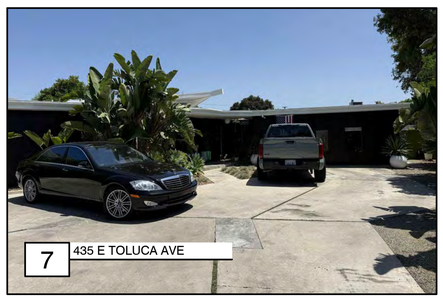

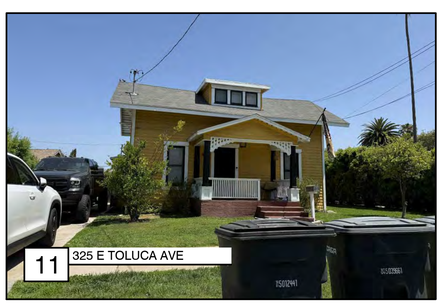

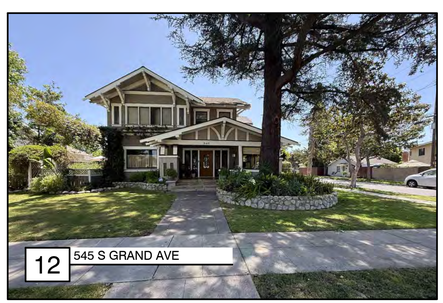

EXISTING FAR ANALYSIS FOR E TOLUCA AVENUE

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	480 SF/ 6,720 SF	= 0.06
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 EXISTING FAR		= 0.24

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
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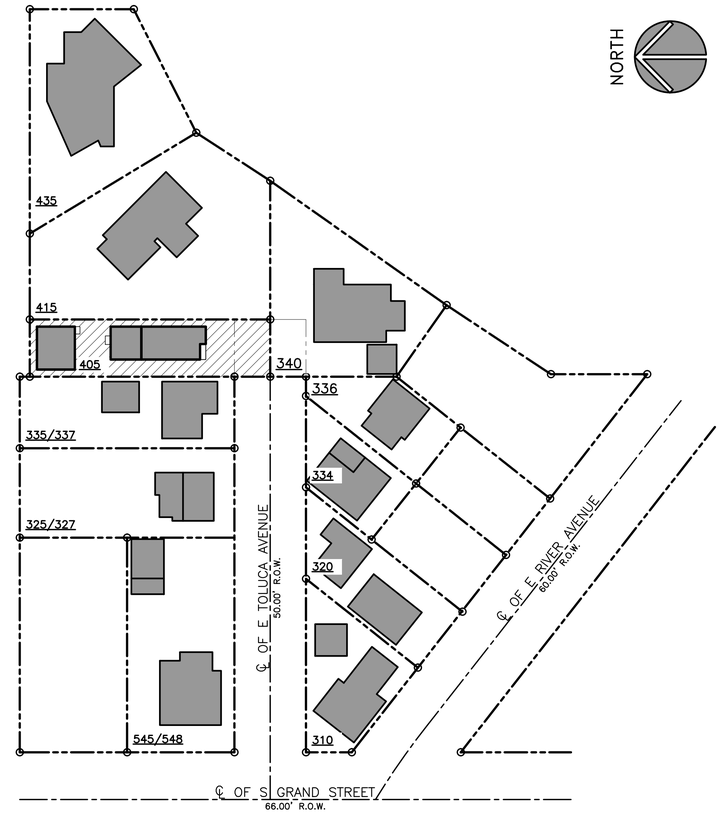
334 E TOLUCA AVENUE	1,246 SF/ 4,792 SF	= 0.26
336 E TOLUCA AVENUE	917 SF/ 3,900 SF	= 0.08
340 E TOLUCA AVENUE	1,923 SF/10,890 SF	= 0.18
TOTAL AVERAGE PROPOSED FAR		= 0.26



BLOCK FLOOR AREA RATIO PLAN

1"=50'-0"

25' 0' 25' 50' 100'

½" 0" ½" 1" 2"

PHOTO KEY - NEIGHBORHOOD

N.T.S.

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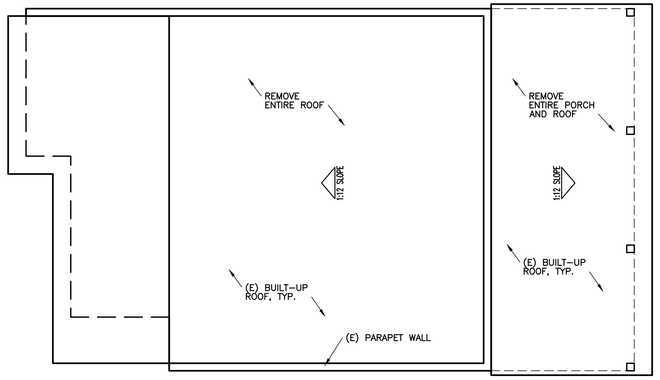


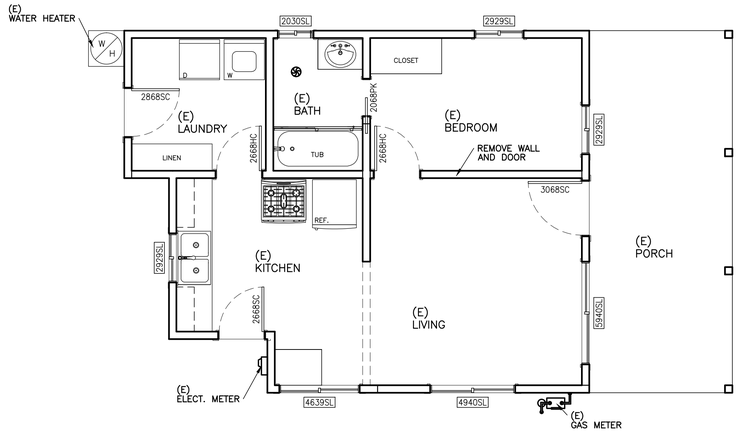
EXISTING HOUSE ROOF PLAN

(FOR REFERENCE ONLY)

⅛"=1'-0"

4' 0' 4' 8' 16'

½" 0" ½" 1" 2"



EXISTING HOUSE FLOOR PLAN

(FOR REFERENCE ONLY)

⅛"=1'-0"

4' 0' 4' 8' 16'

½" 0" ½" 1" 2"

(E) WINDOW SCHEDULE

SYM	SIZE	TYPE	QTY.
2030SL	2'-0" x 3'-0"	SLIDER	1
2929SL	2'-9" x 2'-9"	SLIDER	3
4639SL	4'-6" x 4'-9"	SLIDER	1
4940SL	4'-9" x 4'-0"	SLIDER	1
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:

NORTH

WESTCOAST DRAFTING
4605 BUENA VISTA ROAD, SUITE 600-127, BAKERSFIELD, CA 93311
TEL (562) 438-4595 CELL (562) 879-3756
www.wcdrafting.com fjcontreras@wcdrafting.com

HOUSE, JADU & GARAGE

OWNERS: GARABET & SALBI BAGHDASARIAN
405 E TOLUCA AVENUE
ORANGE, CA 92866

DESIGNER OF RECORD

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

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revisions				
date				

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

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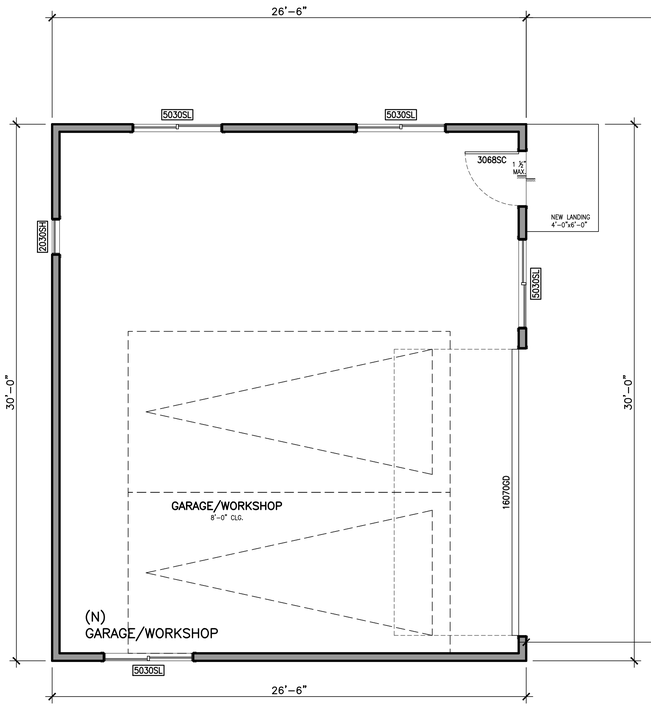

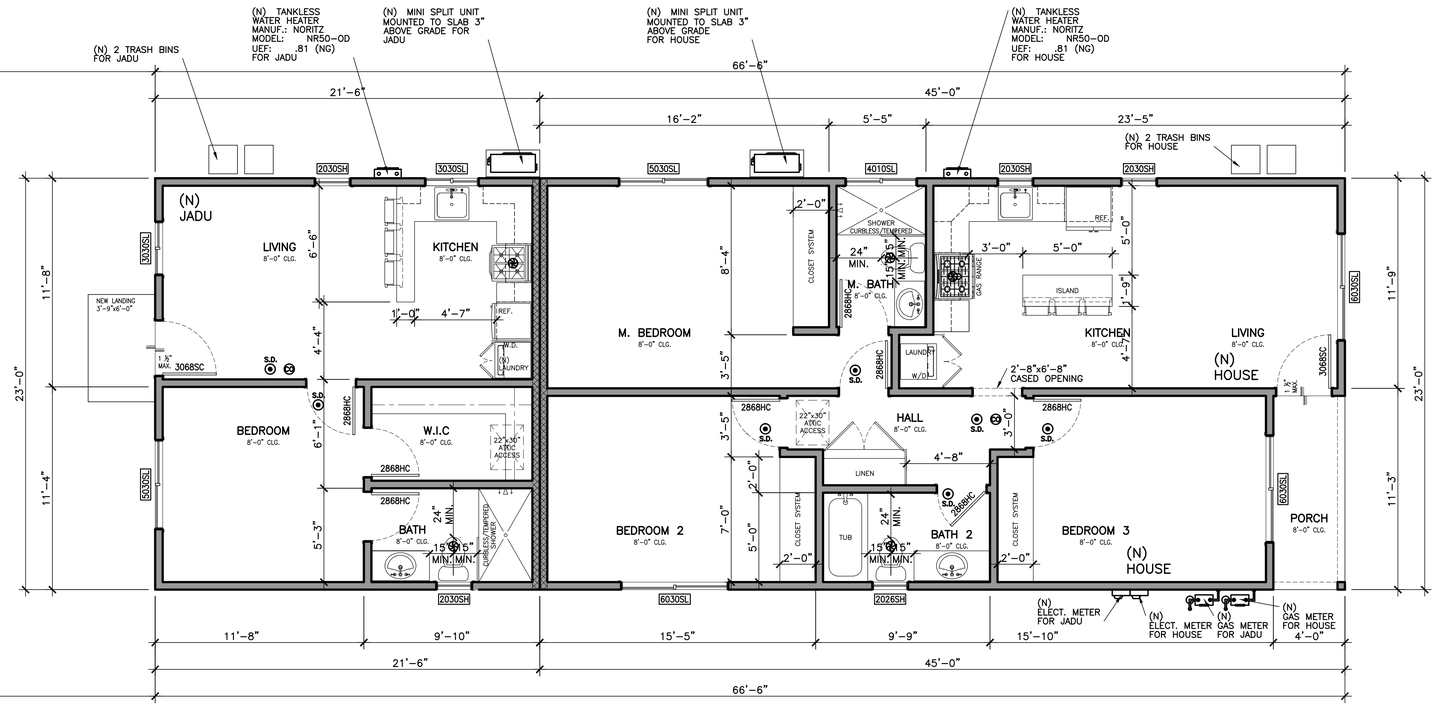

WALL LEGEND	
NEW 2x4 STUD WALL	
NEW 1 HR F.R. EXTERIOR WALL, SEE DETAIL 1, THIS SHT	
NEW 1 HR F.R. INTERIOR WALL, SEE DETAIL 2, THIS SHT	

LEGEND & NOTES

- BATHROOM EXHAUST FAN 50 CFM WITH HUMIDISTAT
- CARBON MONOXIDE (CO) ALARM
- S.D. SMOKE DECTECTOR

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

   A. UL 217 RATED SMOKE ALARMS:

      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. [CRC R314.3.1]

      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

1/4"=1'-0"

2' 0' 2' 4' 8'
1/2" 0" 1/2" 1" 2"

(N) DOOR SCHEDULE			
SYM	SIZE	TYPE	QTY.
HOUSE			
2868HC	2'-8" x 6'-8"	HOLLOW CORE WOOD-CLAD	5
3068SC	3'-0" x 6'-8"	SOLID CORE WOOD-CLAD	1
JADU			
2868HC	2'-8" x 6'-8"	HOLLOW CORE WOOD-CLAD	3
3068SC	3'-0" x 6'-8"	SOLID CORE WOOD-CLAD	1
GARAGE/WORKSHOP			
3068SC	3'-0" x 6'-8"	SOLID CORE WOOD-CLAD	1
16070GD	16'-0" x 7'-0"	GARAGE DOOR WOOD-CLAD	1

NOTES:

(N) WINDOW SCHEDULE			
SYM	SIZE	TYPE	QTY.
HOUSE			
2026SH	2'-0" x 2'-6"	SINGLE HUNG WOOD-CLAD	1
2030SH	2'-0" x 3'-0"	SINGLE HUNG WOOD-CLAD	2
4010SL	4'-0" x 1'-0"	SLIDER WOOD-CLAD	1
5030SL	5'-0" x 3'-0"	SLIDER WOOD-CLAD	1
6030SL	6'-0" x 3'-0"	SLIDER WOOD-CLAD	3
JADU			
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" x 3'-0"	SINGLE HUNG WOOD-CLAD	1
5030SL	5'-0" x 3'-0"	SLIDER WOOD-CLAD	4

NOTES:

1. WINDOWS TO BE DOUBLE GLASS. U-VALUE=0.28 (NFRC), SHGC-VALUE=0.21 (NFRC)
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]

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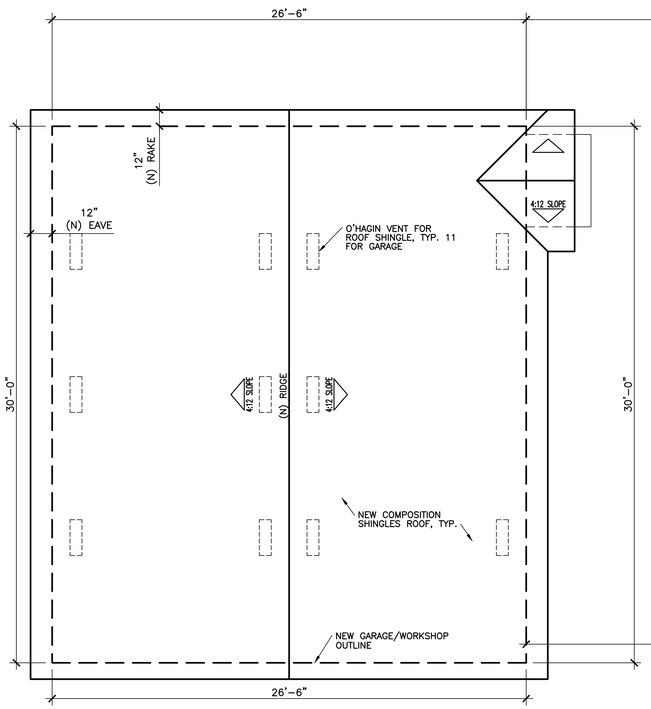

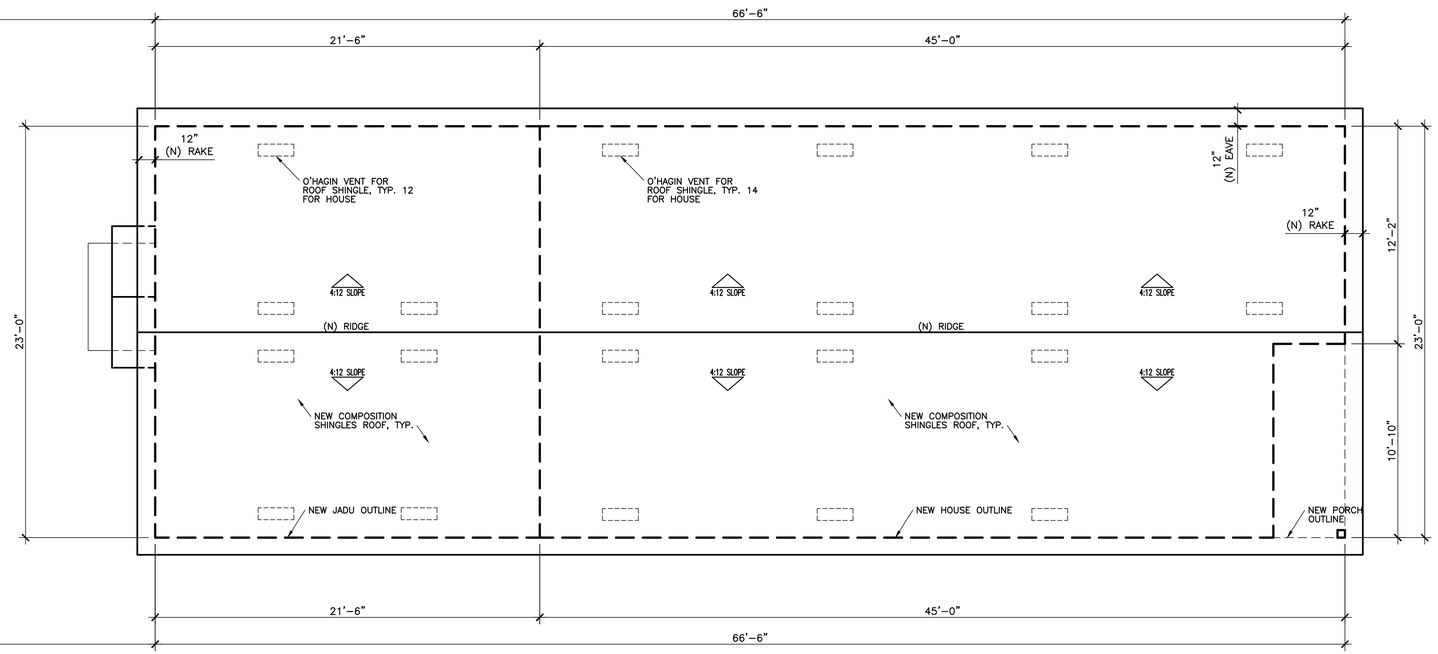

NORTH

NEW ROOF PLAN

HOUSE/JADU/GARAGE

1/4"=1'-0"

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 30lb 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.x144 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. MINIMUM AND 1/4-IN. MAXIMUM OPENING.

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

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.
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COLOR AND MATERIAL SCHEDULE

1. NEW STUCCO:
   - MANUFACTURER: LAHABRA
   - TYPE: SMOOTH
   - COLOR: BENJAMIN MOORE CSP-725
2. NEW FASCIA BOARD:
   - MANUFACTURER: JAMES HARDIE
   - TYPE: HARDIE TRIM BOARD
   - COLOR: BENJAMIN MOORE CSP-725
3. NEW WINDOW & DOOR TRIM:
   - MANUFACTURER: JAMES HARDIE
   - TYPE: HARDIE TRIM BOARD
   - COLOR: BENJAMIN MOORE CSP-725
4. NEW GUTTER:
   - MANUFACTURER: SPECTRA METALS
   - TYPE: 5" GUTTER
   - COLOR: IRON GRAY
5. NEW SHINGLE ROOF:
   - MANUFACTURER: GAF MATERIALS CORP.
   - TYPE: TIMBERLINE 40 ULTRA SHINGLES
   - COLOR; CHARCOAL

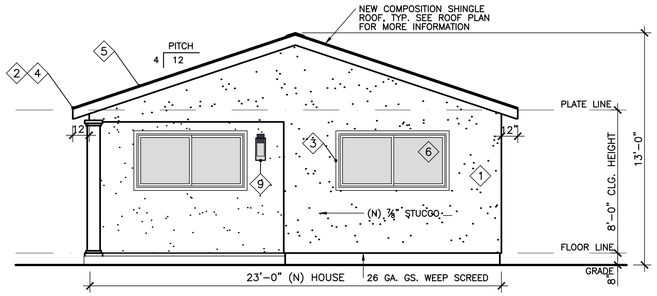
   INSTALL PER MANUFACTURER'S SPECIFICATIONS.
6. NEW WINDOWS:
   - MANUFACTURER: JELD WEN
   - TYPE: DOUBLE HUNG, DUAL PANE
   - MATERIAL: WOOD CLAD
   - COLOR: BLACK BEAN

   INSTALL PER MANUFACTURER'S SPECIFICATIONS.
7. NEW ENTRY DOOR:
   - MANUFACTURER: JELD WEN
   - MODEL: ARCHITECTURAL COLLECTION
   - MATERIAL: WOOD CLAD
   - COLOR: BENJAMIN MOORE BURNT EMBER CSP-120

   INSTALL PER MANUFACTURER'S SPECIFICATIONS.
8. NEW GARAGE DOOR:
   - MANUFACTURER: WAYNE-DALTON
   - STYLE: SONOMA RANCH ARCH STOCKTON IV
   - MATERIAL: WOOD CLAD
   - COLOR: BENJAMIN MOORE BURNT EMBER CSP-120

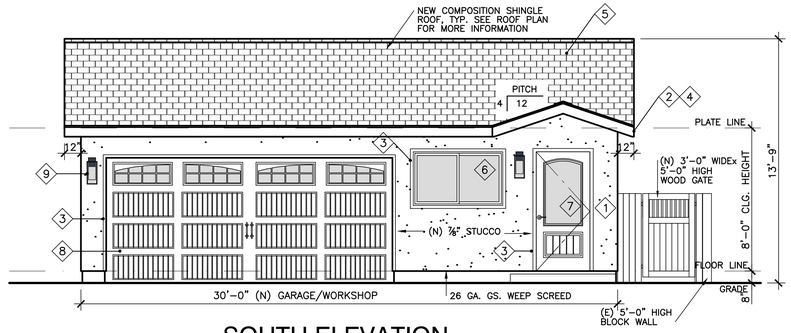
   INSTALL PER MANUFACTURER'S SPECIFICATIONS.
9. NEW EXTERIOR LIGHTING:
   - MANUFACTURER: VISUAL COMFORT & CO.
   - STYLE: 8721101-12: LARGE ONE LIGHT OUTDOOR WALL LANTERN
   - COLOR: BLACK

   INSTALL PER MANUFACTURER'S SPECIFICATIONS.



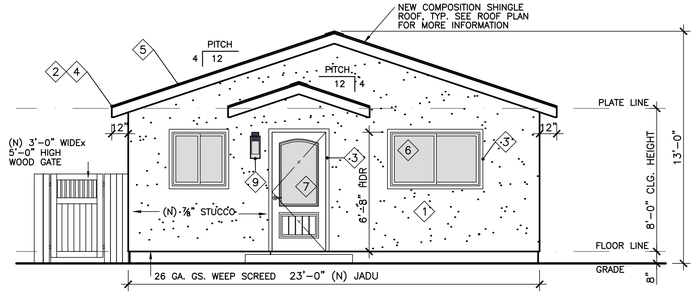
SOUTH ELEVATION
HOUSE/JADU

1/4"=1'-0"



SOUTH ELEVATION
GARAGE/WORKSHOP

1/4"=1'-0"



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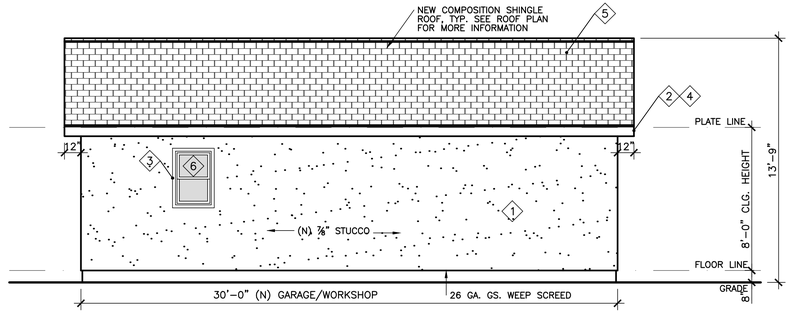
HOUSE/JADU

1/4"=1'-0"



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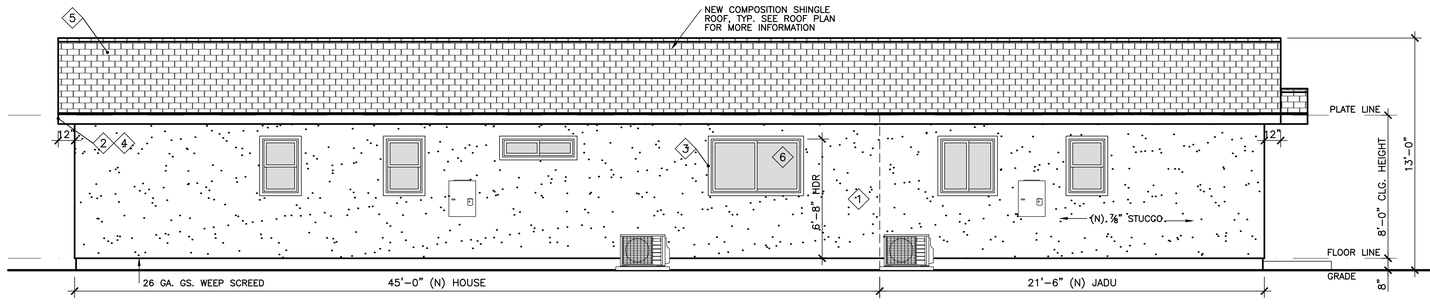
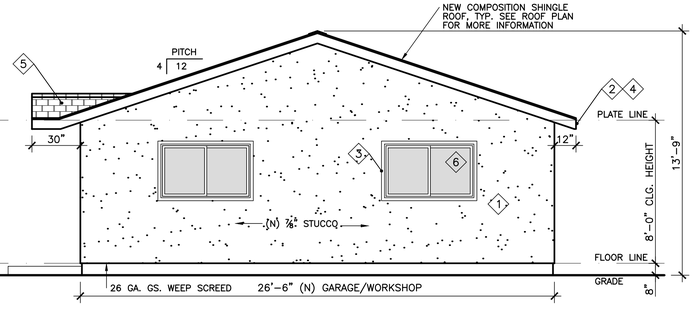
GARAGE/WORKSHOP

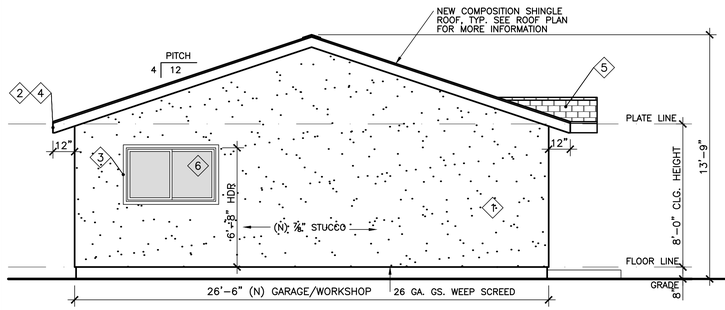
1/4"=1'-0"

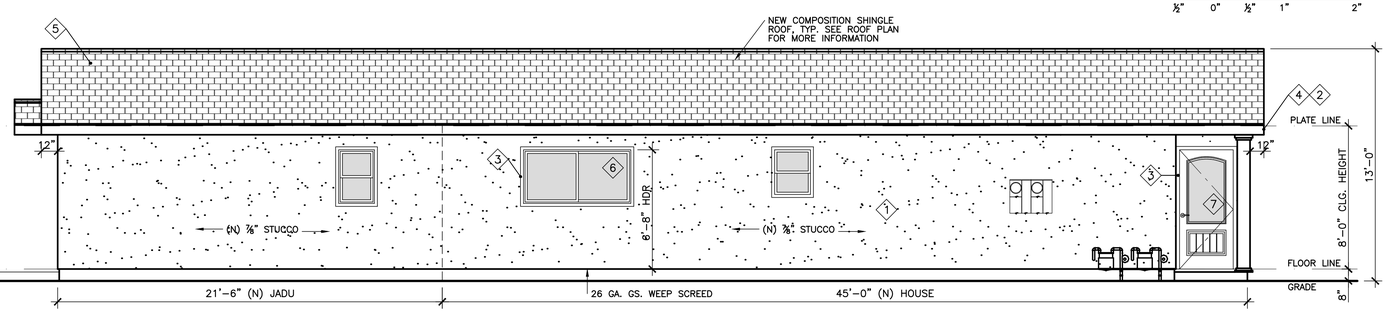




EAST ELEVATION
HOUSE/JADU/GARAGE

1/4"=1'-0"





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COLOR AND MATERIAL SCHEDULE

1 NEW STUCCO:
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- TYPE: SMOOTH
- COLOR: BENJAMIN MOORE CSP-725

2 NEW FASCIA BOARD:
- MANUFACTURER: JAMES HARDIE
- TYPE: HARDIE TRIM BOARD
- COLOR: BENJAMIN MOORE CSP-725

3 NEW WINDOW & DOOR TRIM:
- MANUFACTURER: JAMES HARDIE
- TYPE: HARDIE TRIM BOARD
- COLOR: BENJAMIN MOORE CSP-725

4 NEW GUTTER:
- MANUFACTURER: SPECTRA METALS
- TYPE: 5" GUTTER
- COLOR: IRON GRAY

5 NEW SHINGLE ROOF:
- MANUFACTURER: GAF MATERIALS CORP.
- TYPE: TIMBERLINE 40 ULTRA SHINGLES
- COLOR; CHARCOAL

INSTALL PER MANUFACTURER'S SPECIFICATIONS.

6 NEW WINDOWS:
- MANUFACTURER: JELD WEN
- TYPE: DOUBLE HUNG, DUAL PANE
- MATERIAL: WOOD CLAD
- COLOR: BLACK BEAN

INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7 NEW ENTRY DOOR:
- MANUFACTURER: JELD WEN
- MODEL: ARCHITECTURAL COLLECTION
- MATERIAL: WOOD CLAD
- COLOR: BENJAMIN MOORE BURNT EMBER CSP-120

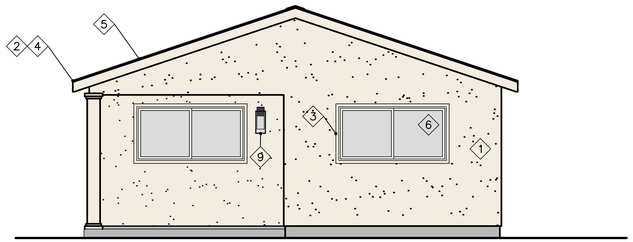
INSTALL PER MANUFACTURER'S SPECIFICATIONS.

8 NEW GARAGE DOOR:
- MANUFACTURER: WAYNE-DALTON
- STYLE: SONOMA RANCH ARCH STOCKTON IV
- MATERIAL: WOOD CLAD
- COLOR: BENJAMIN MOORE BURNT EMBER CSP-120

INSTALL PER MANUFACTURER'S SPECIFICATIONS.

9 NEW EXTERIOR LIGHTING:
- MANUFACTURER: VISUAL COMFORT & CO.
- STYLE: 8721101-12: LARGE ONE LIGHT OUTDOOR WALL LANTERN
- COLOR: BLACK

INSTALL PER MANUFACTURER'S SPECIFICATIONS.



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HOUSE/JADU
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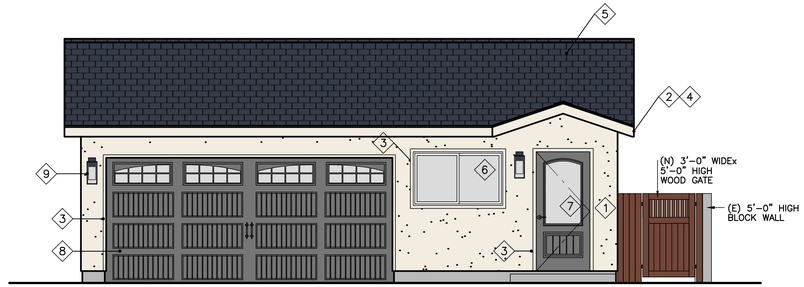
1/2" 0" 1/2" 1" 2"



SOUTH ELEVATION
GARAGE/WORKSHOP
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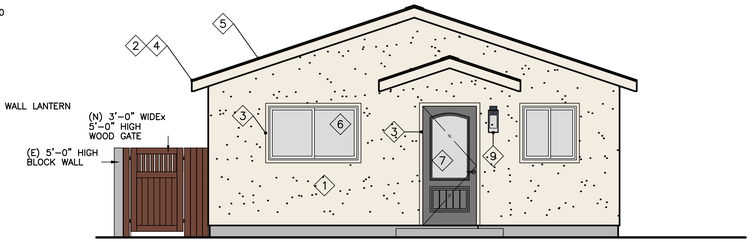
1/2" 0" 1/2" 1" 2"



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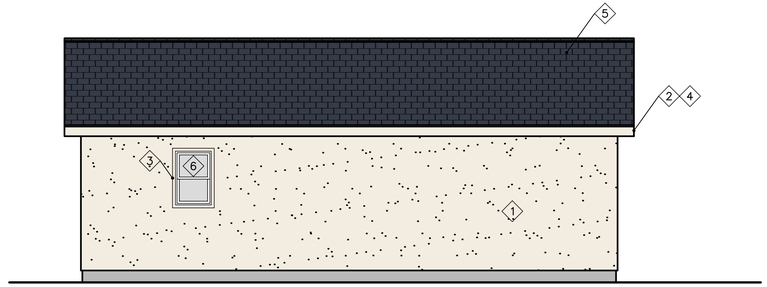

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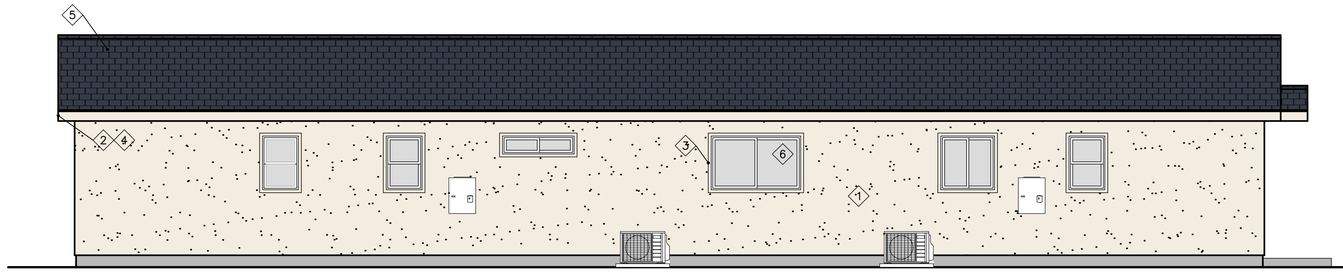

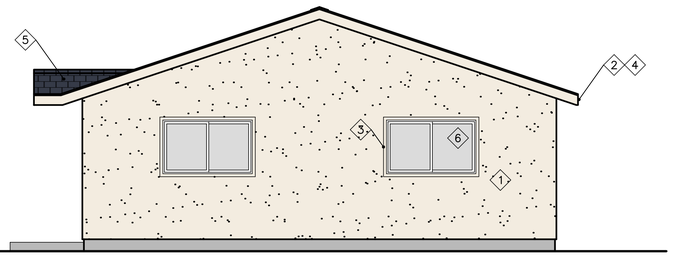

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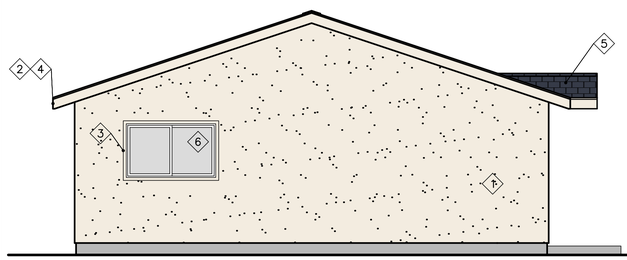

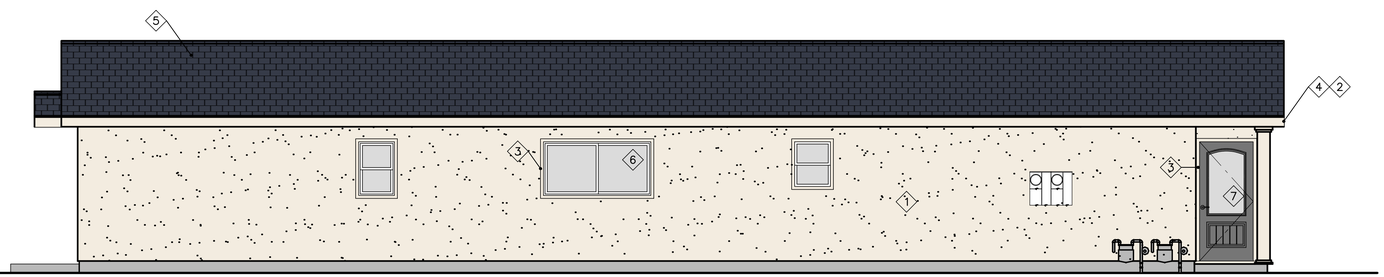

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ATTACHMENT D: OLD TOWNE ORANGE NRHP HISTORIC DISTRICT NOMINATION

1593. **325 E. Toluca**
c1915 Craftsman
Historical Name:
AP Number: 390-103-26
This house incorporates both Craftsman and Colonial Revival bungalow features. The house is unusual for the way that it incorporates a full two-story with single, side-facing gabled roof. The main entry is articulated by a centrally located projecting gable which forms a small entry overhang. This is supported by Colonial columns. This entry porch is treated in the same manner as was done on the Colonial Revival bungalows.

1594. **334 E. Toluca**
1939
Historical Name:
AP Number: 390-103-21
Non-Contributor

1595. **335 E. Toluca**
1963
Historical Name:
AP Number: 390-103-27
Non-Contributor

1596. **340 E. Toluca**
1946
Historical Name:
AP Number: 390-103-15
Non-Contributor

1597. **405 E. Toluca**
1935
Historical Name:
AP Number: 390-103-13
Non-Contributor

1598. **435 E. Toluca**
1968
Historical Name:
AP Number: 390-103-13
Non-Contributor

ATTACHMENT E: 2005 DPR 523 FORM SET

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

Primary #
HRI # 112488
Trinomial ORA
NRHP Status Code 6Z
Other Listings:
Review Code: Reviewer: Date:

***Resource Name or #:** (Assigned by Recorder) TOLUCA_E_405__APN_390-103-15

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: 405 - E TOLUCA AVE ,# **City:** Orange **Zip:** 92866

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 boudnaries. Continues on Pg.3.)

Materials: Frame - Wood siding

***P3b. Resource Attributes:** (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:**

1935

☑ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

***P8: Recorded by:** (Name, affiliation, and address)
D. Gest, P. LaValley, D. Matsumoto

Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

***P9. Date Recorded:**
April, 2005

***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.

***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):

***Required Information**

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI # 112488
*NRHP Status Code 6Z

***Resource Name or #:** (Assigned by Recorder) TOLUCA_E_405__APN_390-103-15

B1. Historic Name: Unknown

B2. Common Name:

B3. Original Use: RES **B4. Present Use:** RES

***B5. Architectural Style:** Mediterranean Revival

***B6. Construction History:** (Construction date, alterations, and date of alterations) **Date of Construction:** 1935 ☑ 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:** N/A

(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:

Site Integrity:

Opportunities:

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.

Style previously noted in 1991 Survey as: Vernacular.

(Sketch Map with North arrow required.)

***B14. Evaluator:** Robert Chattel

***Date of Evaluation:** September, 2005

(This space reserved for official comments.)

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

Primary #
HRI # 112488
Trinomial ORA

***Resource Name or #:** (Assigned by Recorder) TOLUCA_E_405__APN_390-103-15

Recorded by:
D. Gest, P. LaValley, D. Matsumoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

Date Recorded: April, 2005

☑ Continuation ☐ Update

Years Surveyed: 1991, 2005

Description of Photo: 1991

Listed in National Register: 1997

General Plan: LMDR **# of Buildings:** 1

Planning Zone: R-2-6 **# of Stories:** 1

Lot Acre: **# of Units:** 1

Principal Building Sqft: 430

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

B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):

ATTACHMENT F: CURRENT PHOTOGRAPHS

Figure 1: E. Toluca Avenue, view facing northwest from subject property. Source: GPA Consulting, July 2024.

Figure 2: E. Toluca Avenue, view facing northeast from nearby contributor, 325 E. Toluca Avenue, toward subject property. Source: GPA Consulting, July 2024.

Figure 3: E. Toluca Avenue, view facing southwest from subject property toward nearby contributor, 334 E. Toluca Avenue. Source: GPA Consulting, July 2024.

Figure 4: E. Toluca Avenue, view facing southeast from subject property. Source: GPA Consulting, July 2024.

Figure 5: Subject property from Toluca Avenue, view facing north. Source: GPA Consulting, July 2024.

Figure 6: South elevation, view facing northeast. Source: GPA Consulting, July 2024.

Figure 7: South (left) and east (right) elevations, view facing northwest. Source: GPA Consulting, July 2024.

Figure 8: East (left) and north (right) elevations, view facing southwest. Source: GPA Consulting, July 2024.

Figure 9: North elevation, view facing south. Source: GPA Consulting, July 2024.

Figure 10: North (left) and west (right) elevations, view facing southeast. Source: GPA Consulting, July 2024.

Figure 11: West elevation, view facing east. Source: GPA Consulting, July 2024.

Figure 12: South elevation of garage. West (left) and south (right) elevations of residence, view facing northeast. Source: GPA Consulting, July 2024.

Figure 13: West (left) and south (right) elevation of garage, view facing northeast. Source: GPA Consulting, July 2024.

Figure 14: North elevation of residence (left) and east (left) and north (right) elevations of garage, view facing southwest. Source: GPA Consulting, July 2024.

Figure 15: South elevation of the shed, view facing northwest. Source: GPA Consulting, July 2024.

Figure 16: South (left) and east (right) elevations of the shed, view facing northwest. Source: GPA Consulting, July 2024.