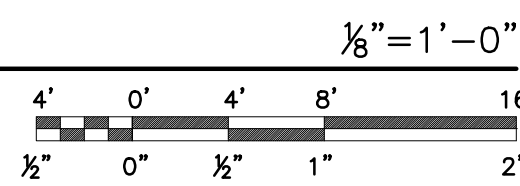


SITE NOTES:

- 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.
- 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.
- ALL NEW CONCRETE PAVING TO BE NATURAL GREY CONCRETE, TEXTURED TO EXPOSE THE FINE AGGREGATES THROUGH AN ACID WASH OR LIGHT RETARDANT FINISH.
- PROVIDE AT FRONT YARD LOW-GROWING LAWNS WITH FOUNDATION PLANTINGS AT THE BASE OF THE BUILDINGS OR COTTAGE GARDENS WITH A VARIETY OF PLANTINGS.

NEW SITE PLAN



RESIDENTIAL PROJECT SUMMARY TABLES

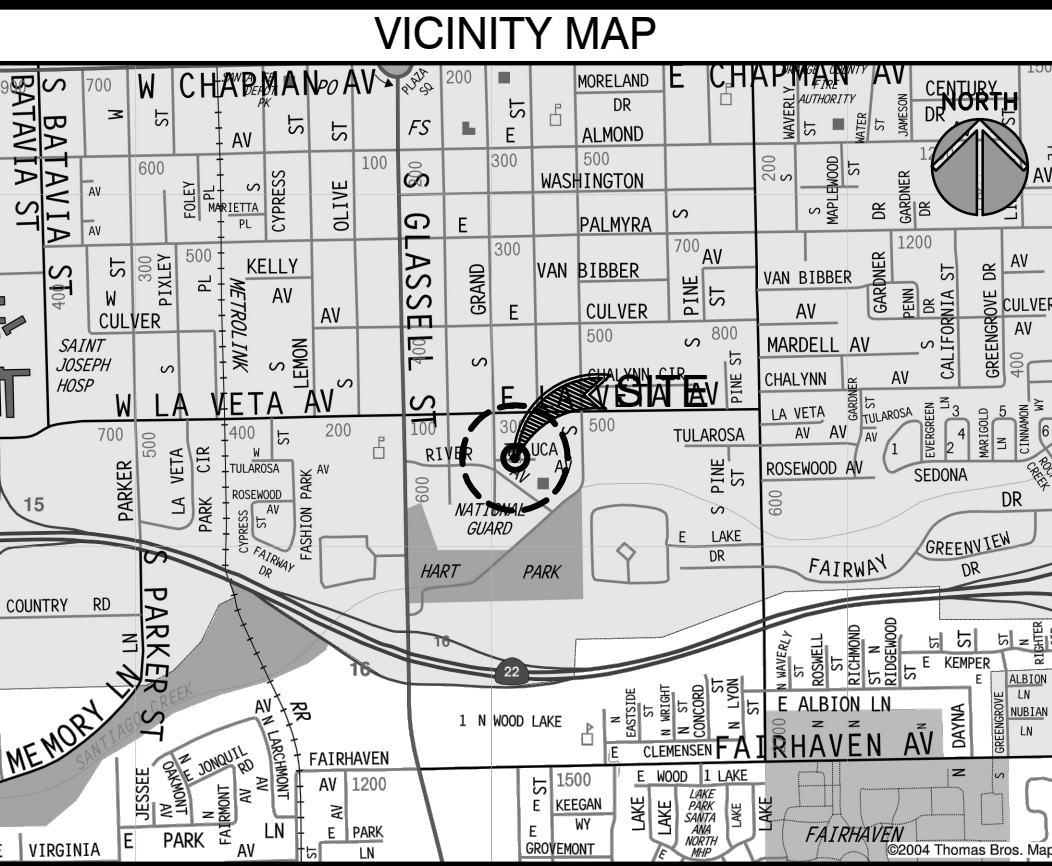
EXISTING USE	PROPOSED USE	ZONING DESIGNATION	GENERAL PLAN LAND USE DESIGNATION	OVERLAY DISTRICT
SFR / Garage	SFR / Garage	R-2	Low Medium Density Res.	None

DESCRIPTION	OMC SECTION	ZONING STANDARDS			
		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	40	40	No
LOT DEPTH	17.14.070 & 17.14.080		128	128	Yes
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	9.75	11.25	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	10	44.5	11.5	Yes
Side Yard	17.14.070 & 17.14.090	5	3	5	Yes
Side Yard	17.14.070 & 17.14.090	5	16.75	12	Yes
LOT COVERAGE	17.14.070				
FLOOR AREA RATIO (FAR) UTILIZING GROSS FLOOR AREA (INCLUDE ALL ACCESSORY STRUCTURES)	17.14.070	.70	.10	.28	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	5 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

A-01	PROJECT DATA, RESIDENTIAL PROJECT SUMMARY TABLES & NEW SITE PLAN
A-02	EXISTING-DEMOLITION SITE PLAN
A-03	BLOCK FLOOR AREA RATIO PLAN, FAR ANALYSIS, PHOTO KEY & PHOTOS
A-04	EXISTING-DEMOLITION FLOOR PLAN, LEGEND-NOTES & SCHEDULES
A-05	NEW FLOOR PLAN, LEGEND-NOTES & SCHEDULES
A-06	EXISTING-DEMOLITION ROOF PLAN
A-07	NEW ROOF PLAN
A-08	EXTERIOR ELEVATIONS
A-09	COLORLED EXTERIOR ELEVATIONS
A-10	MATERIAL LIST
PG-01	PROPOSED NATURAL GAS ISOMETRIC & SUPPLY LINE SIZING CALCULATION
PS-01	PROPOSED SEWER LINE SIZING PLAN & CALCULATION
PW-01	PROPOSED WATER SUPPLY LINE SIZING PLAN AND CALCULATION
CS 000	COVER SHEET
L 100	PLANTING PLAN
L 101	DETAILS
L 200	HYDROZONE PLAN & SCHEMATIC IRRIGATION PLAN
L 201	IRRIGATION FORMS
L 202	DETAILS
L 203	DETAILS
L 300	ELEVATIONS
L 301	ELEVATIONS



SCOPE OF WORK

- ADDITION TO RESIDENCE, 984 SQ. FT. CONSISTING OF 3 BEDROOM, 2 BATH, LIVING, KITCHEN AND FAMILY.
- REMOVE EXISTING GARAGE, 192 SQ. FT., PROVIDE NEW 2 CAR GARAGE, 400 SQ. FT.
- REMOVE EXISTING PORCH, 162 SQ. FT., PROVIDE NEW PORCH, 115 SQ. FT.

PROJECT TEAM

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

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

GENERAL CONTRACTOR: TO BE SELECTED
STRUCTURAL ENGINEERING: TO BE SELECTED
TITLE 24: TO BE SELECTED

PROJECT DATA

BUILDING DATA	OCCUPANCY:
TYPE OF CONSTRUCTION: TYPE V - B	R-3, U
AREA CONSTRUCTION:	BUILDING HEIGHT:
ADDITION — 984 SQ. FT. (N) PORCH — 115 SQ. FT. (N) GARAGE — 400 SQ. FT.	11'-3" HOUSE 11'-3" GARAGE
AUTOMATIC FIRE SPRINKLER:	CODE APPLICATION:
NO	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
ROOFING:	
COMPOSITION SHINGLES	

ZONING CODE DATA

ZONING:	BUILDING USE:
R-2-6	SINGLE FAMILY DWELLING GARAGE DETACHED
FLOOD ZONE:	BUILDING HEIGHT:
N.A.	PER CODE — 32'-0", TWO STORY PER PLAN — 11'-3" HOUSE, ONE STORY PER PLAN — 11'-3" GARAGE, ONE STORY
ADDRESS:	BUILDING AREAS:
405 E TOLUCA AVENUE ORANGE, CA 92866	(E) LIVING — 480 SQ. FT. ADDITION — 984 SQ. FT. TOTAL LIVING — 1,464 SQ. FT. (N) PORCH — 115 SQ. FT. (N) GARAGE — 400 SQ. FT.
LEGAL DESCRIPTION:	HISTORICAL DISTRICT:
LOT: 12 BLOCK: D,W TRACT: 175	YES
A.P.N.:	LOT SIZE AREA:
390-103-15	40.00x168.00' = 6,720.00 SQ. FT.
FRONT YARD:	FLOOR AREA RATIO:
PER CODE — 20'-0" PER PLAN — 20'-0"	PER CODE — .70, 4,704 SQ. FT. PER PLAN — .28, 1,864 SQ. FT.
SIDE YARD:	OPEN SPACE:
PER CODE — 5'-0" PER PLAN — 5'-0", 12'-0"	PER CODE — 350 SQ. FT./UNIT PER PLAN — 365 SQ. FT./UNIT
REAR YARD:	PARKING:
PER CODE — 10'-0" PER PLAN — 11'-6"	EXISTING — 1 PARKING SPACE PROPOSED — 2 PARKING SPACES
MAXIMUM LOT COVERAGE:	
PER CODE — N.A. PER PLAN — N.A.	

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

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

DESIGNER OF RECORD

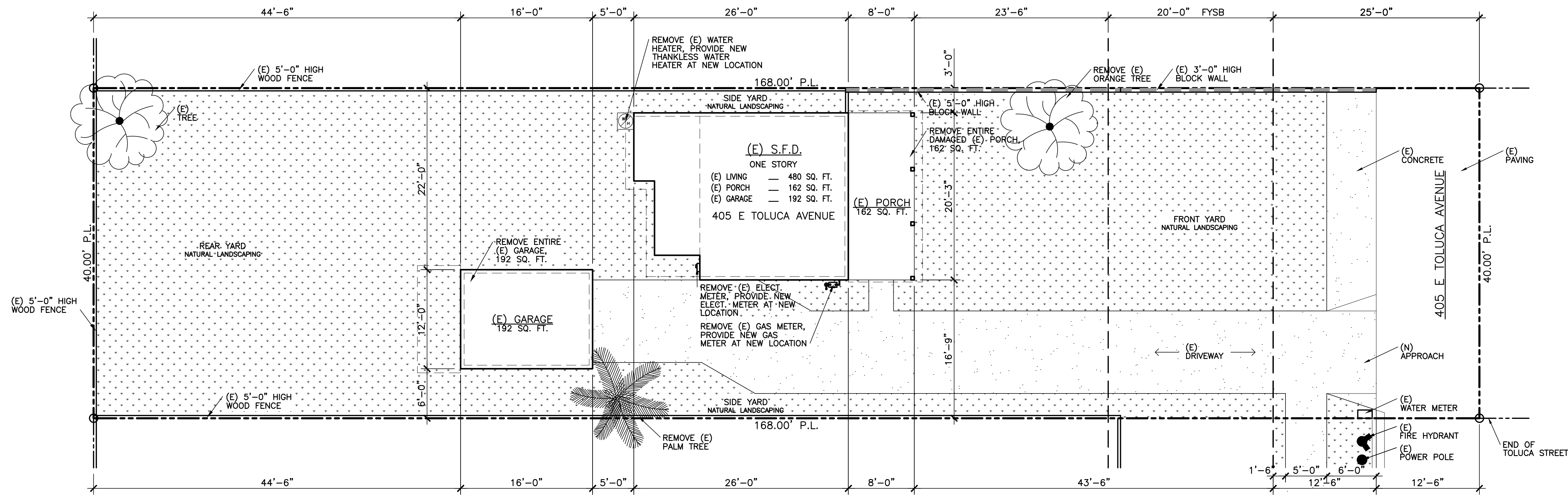
FELIPE CONTRERAS
 DATE: 11/18/25
 STATE OF CALIFORNIA

Westcoast Drafting expressly reserves its common law copyright and other property rights in these drawings, and no part of these drawings may be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without the prior written consent, in writing, of Westcoast Drafting. In the event of a copyright infringement, the copyright owner shall be deemed to be Westcoast Drafting.

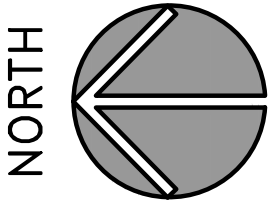
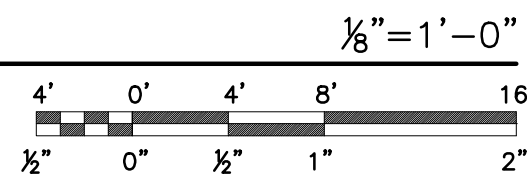
initials				
revision				
date				

job no. 3617
 date 11-18-25
 drawn F.J.C.

SHEET
A-01
 of 10



EXISTING-DEMOLITION SITE PLAN



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

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

DESIGNER OF RECORD

FELIPE CONTRERAS
 DATE: 11/18/25
 STATE OF CALIFORNIA

Westcoast Drafting expressly reserves its common law copyright and other property rights in these drawings. No part of these drawings may be reproduced, changed or copied in any form or manner, without the prior written consent of Westcoast Drafting. In the event of any dispute, the parties shall refer to the original drawings and the terms of the contract for the drawings. The client agrees to hold Westcoast Drafting harmless.

titles				
revisions				
date				

job no. 3617
 date 11-18-25
 drawn F.J.C.

SHEET
A-02
 of 10



1 303 E RIVER AVE



2 310 E TOLUCA AVE



3 320 E TOLUCA AVE



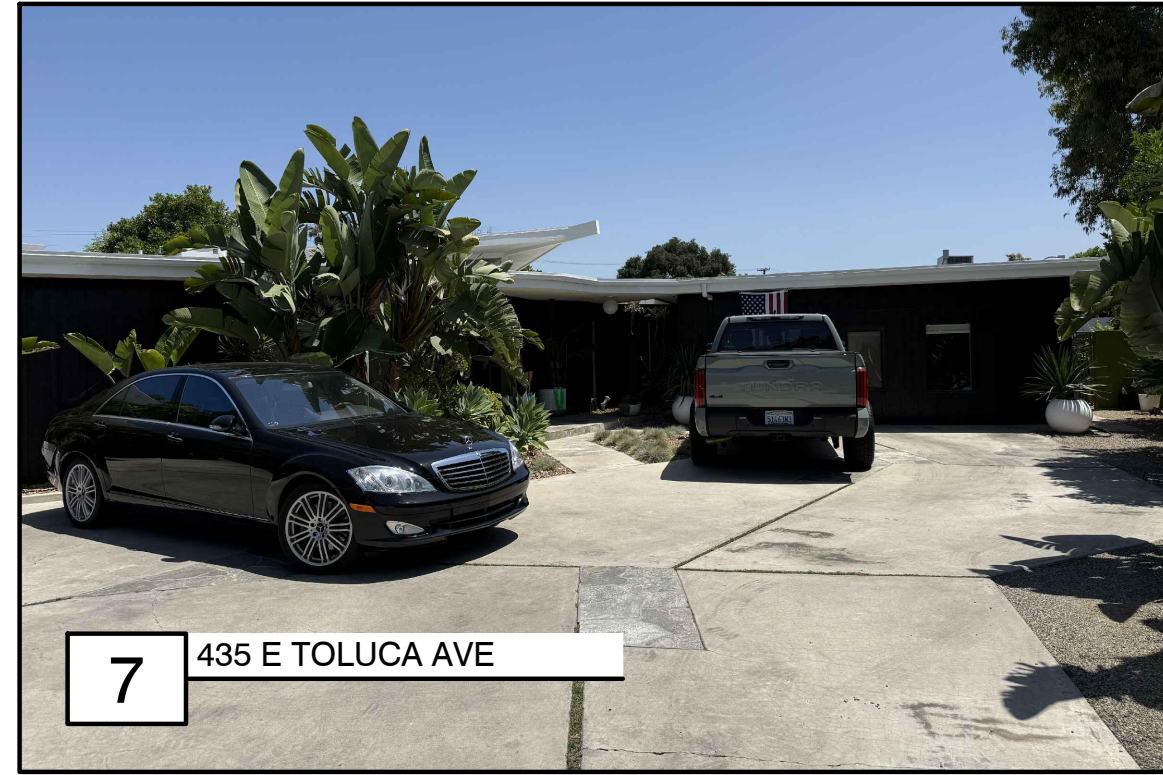
4 334 E TOLUCA AVE



5 336 E TOLUCA AVE



6 340 E TOLUCA AVE



7 435 E TOLUCA AVE



8 415 E TOLUCA AVE



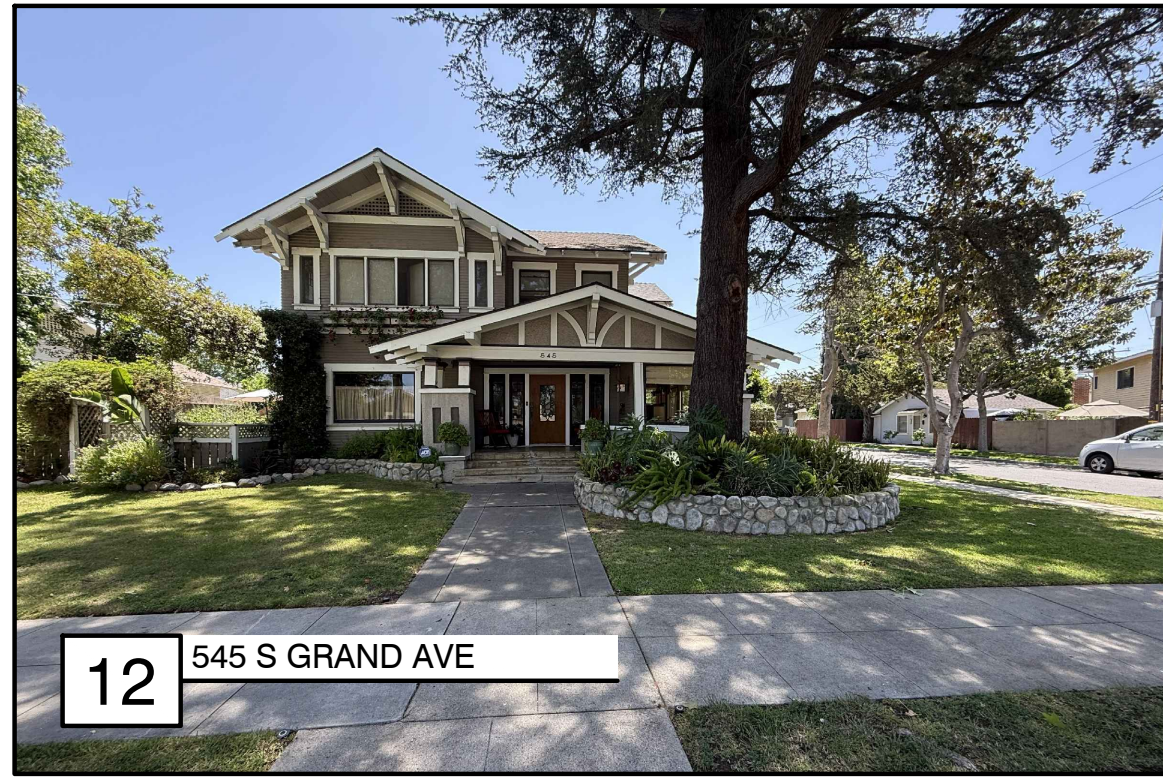
9 405 E TOLUCA AVE



10 337 & 335 E TOLUCA AVE



11 325 E TOLUCA AVE



12 545 S GRAND AVE

EXISTING FAR ANALYSIS FOR E TOLUCA AVENUE

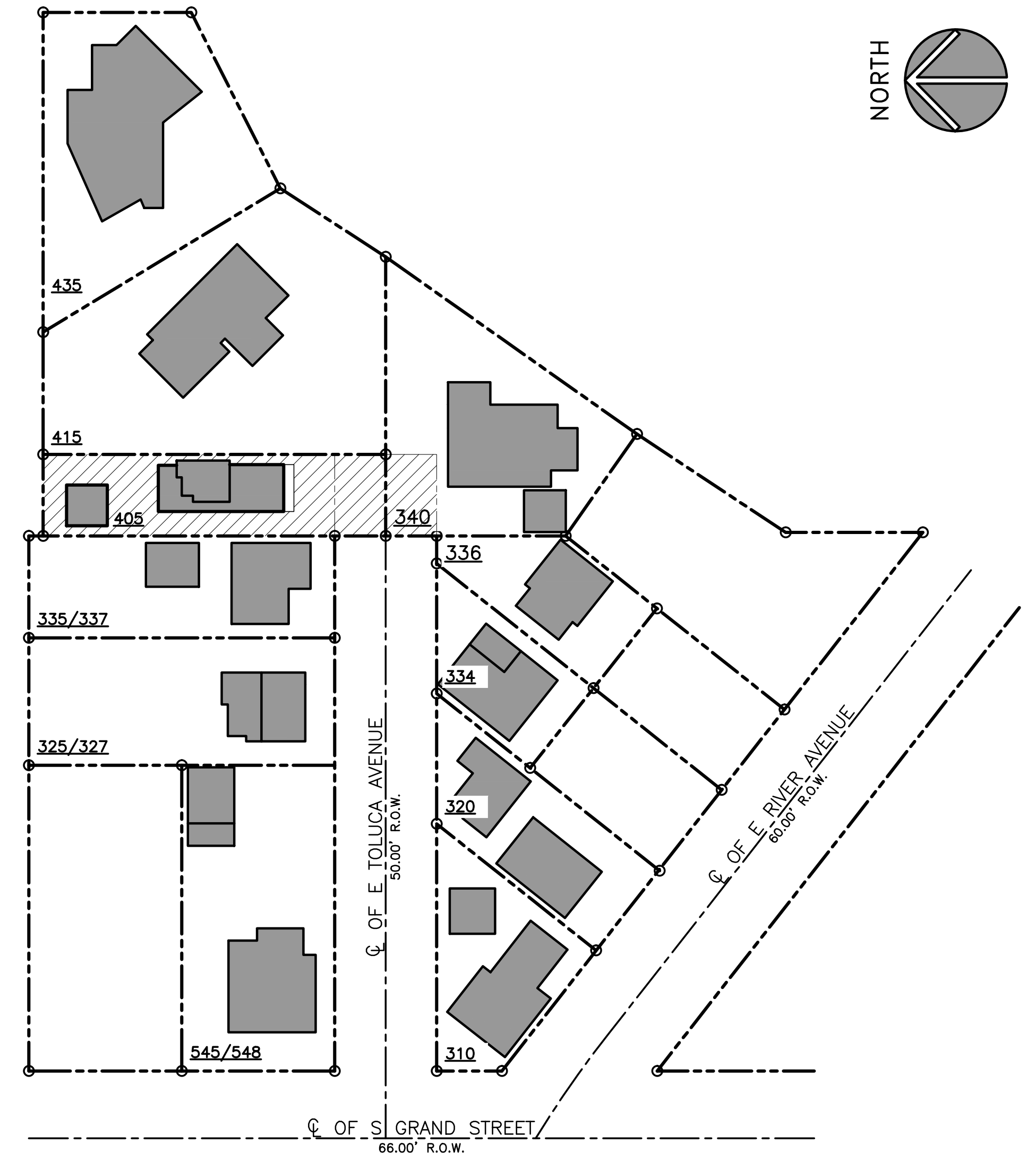
ADDRESS	AREA/LOT	FAR %
435 E TOLUCA AVENUE	2,438 SF/11,900 SF	= 0.21
415 E TOLUCA AVENUE	1,972 SF/16,117 SF	= 0.12
405 E TOLUCA AVENUE	672 SF/ 6,720 SF	= 0.10
335/337 E TOLUCA AVENUE	3,317 SF/ 7,400 SF	= 0.45
325/327 E TOLUCA AVENUE	3,120 SF/ 9,375 SF	= 0.33
545/548 S GRAND STREET	3,502 SF/11,250 SF	= 0.31
310 E TOLUCA AVENUE	1,910 SF/ 5,483 SF	= 0.34
320 E TOLUCA AVENUE	3,554 SF/ 5,988 SF	= 0.60
334 E TOLUCA AVENUE	1,446 SF/ 4,792 SF	= 0.30
336 E TOLUCA AVENUE	1,117 SF/ 3,900 SF	= 0.28
340 E TOLUCA AVENUE	2,331 SF/10,890 SF	= 0.21

TOTAL AVERAGE EXISTING FAR = 0.29

PROPOSED FAR ANALYSIS FOR E TOLUCA AVENUE

ADDRESS	AREA/LOT	FAR %
435 E TOLUCA AVENUE	2,438 SF/11,900 SF	= 0.21
415 E TOLUCA AVENUE	1,972 SF/16,117 SF	= 0.12
405 E TOLUCA AVENUE	1,864 SF/ 6,720 SF	= 0.28
335/337 E TOLUCA AVENUE	3,317 SF/ 7,400 SF	= 0.45
325/327 E TOLUCA AVENUE	3,120 SF/ 9,375 SF	= 0.33
545/548 S GRAND STREET	3,502 SF/11,250 SF	= 0.31
310 E TOLUCA AVENUE	1,910 SF/ 5,483 SF	= 0.34
320 E TOLUCA AVENUE	3,554 SF/ 5,988 SF	= 0.60
334 E TOLUCA AVENUE	1,446 SF/ 4,792 SF	= 0.30
336 E TOLUCA AVENUE	1,117 SF/ 3,900 SF	= 0.28
340 E TOLUCA AVENUE	2,331 SF/10,890 SF	= 0.21

TOTAL AVERAGE PROPOSED FAR = 0.31



BLOCK FLOOR AREA RATIO PLAN

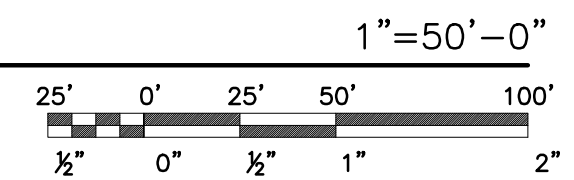


PHOTO KEY - NEIGHBORHOOD

N.T.S.

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

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

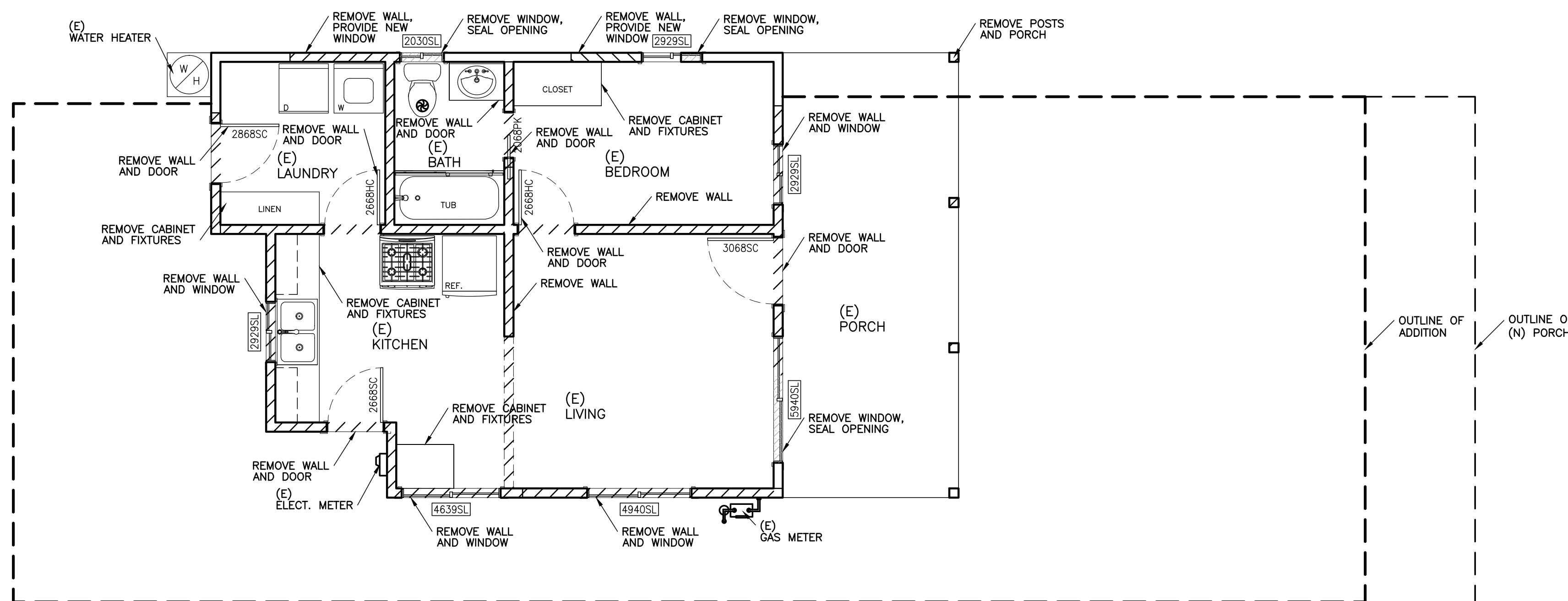
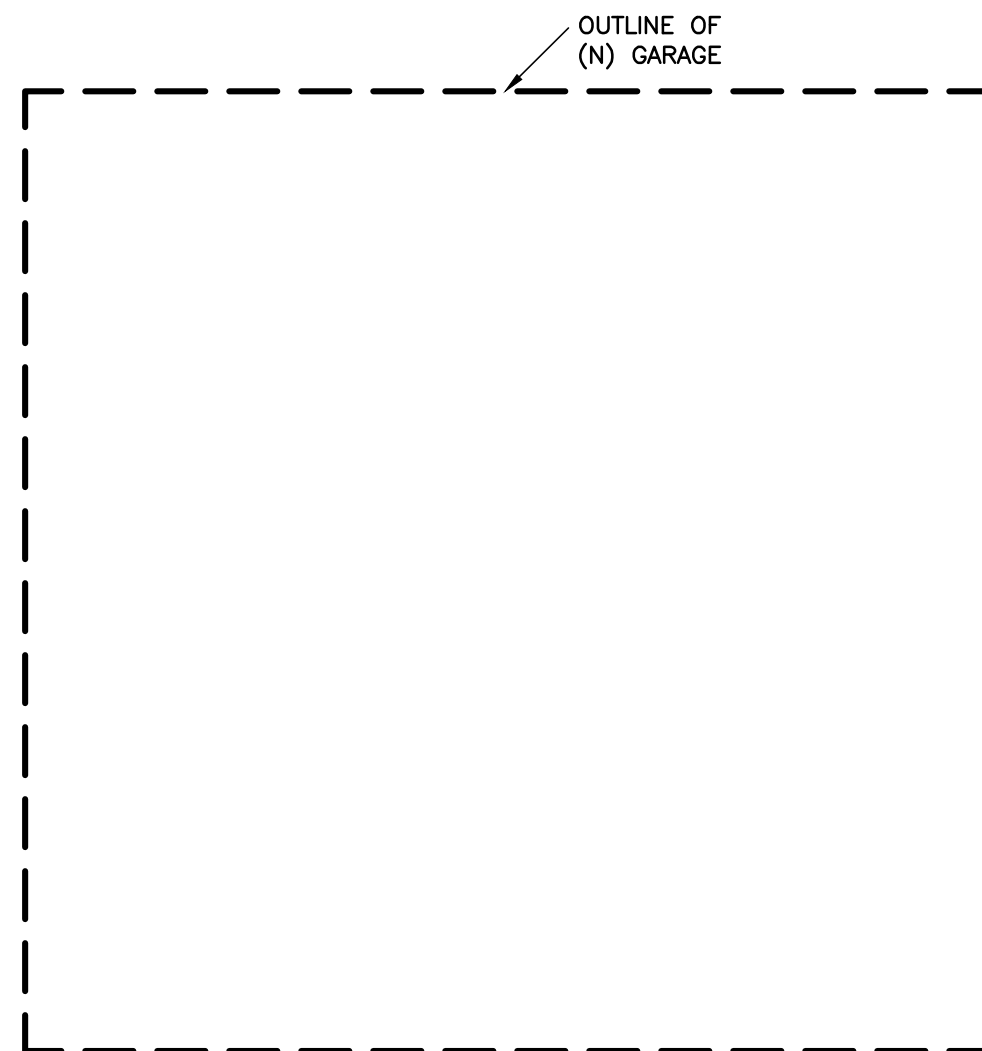
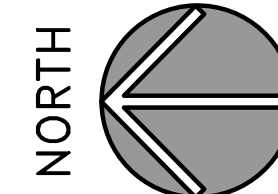
DESIGNER OF RECORD

FELIPE CONTRERAS
 DATE: 11/18/25
 STATE OF CALIFORNIA

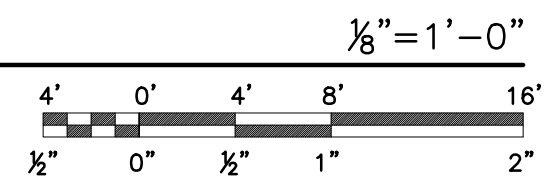
Westcoast Drafting expressly reserves its common law copyright and other property rights in these drawings. No part of these drawings may be reproduced, changed or copied in any form or manner, without the prior written permission and consent of Westcoast Drafting. In the event of a copyright dispute, the user shall be bound by the terms of the license agreement posted on the Westcoast Drafting website.

initials	
revision	
date	
job no.	3617
date	11-18-25
drawn	F.J.C.

SHEET
A-03
 of 10



EXISTING - DEMOLITION FLOOR PLAN
HOUSE



WALL LEGEND	
EXISTING WALL	
EXISTING WINDOW, DOOR OR OPENING TO BE FRAMED-IN	
EXISTING TO BE REMOVED	

LEGEND & NOTES

- ⊗ BATHROOM EXHAUST FAN 50 CFM WITH HUMIDISTAT
 - ⊙ CARBON MONOXIDE (CO) ALARM
 - ⊙ S.D. SMOKE DETECTOR
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]

(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:			

(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:			

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

HOUSE, JADU & GARAGE
OWNERS: GARABET & SALBI BAGHDASARIAN
405 E TOLUCA AVENUE
ORANGE, CA 92666

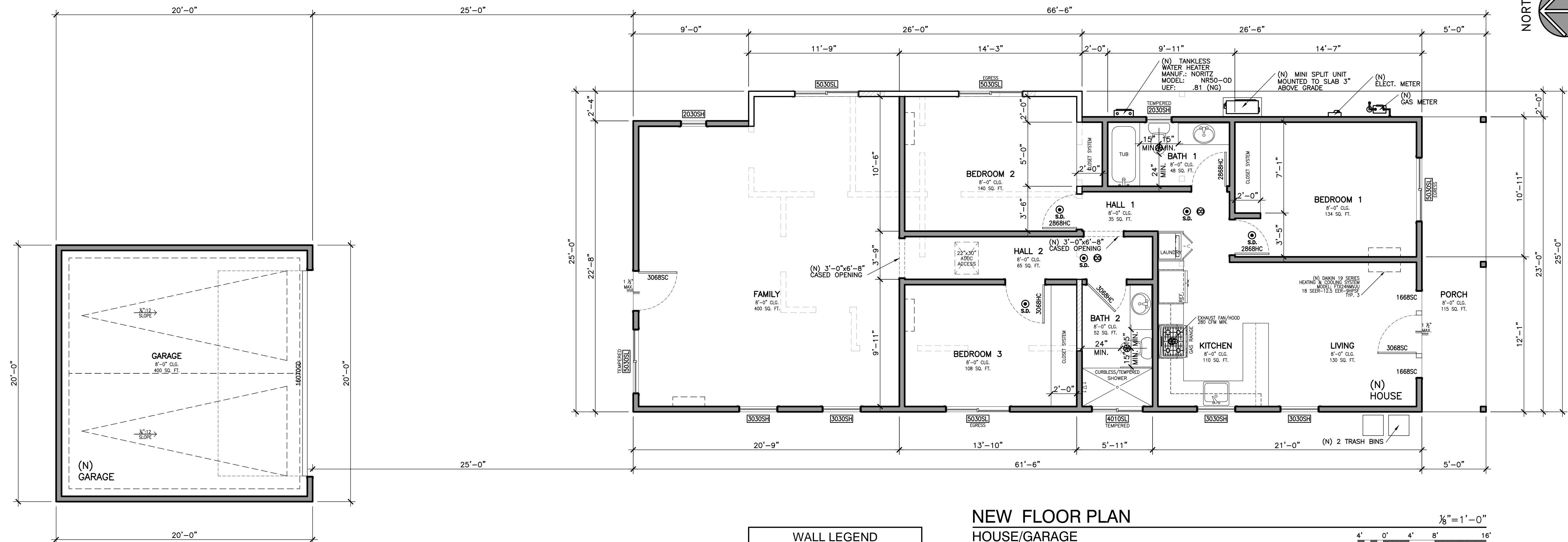
DESIGNER OF RECORD
FELIPE CONTRERAS
DATE: 11/18/25
STATE OF CALIFORNIA

Westcoast Drafting expressly reserves its common law copyright and other property rights in these drawings. No part of these drawings may be reproduced, changed or copied in any form or manner, without the prior written consent of Westcoast Drafting. In the event of a fire, flood, theft or other disaster, the client shall be responsible for obtaining replacement drawings from Westcoast Drafting at their own expense.

initials	
revision	
date	

job no. 3617
date 11-18-25
drawn F.J.C.

SHEET
A-04
of 10



**NEW FLOOR PLAN
HOUSE/GARAGE**

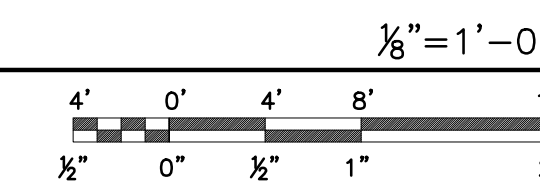
WALL LEGEND	
NEW 2x4 STUD WALL	
EXISTING WALL	
EXISTING WINDOW, DOOR OR OPENING FRAMED-IN	
EXISTING WALL REMOVED	

LEGEND & NOTES

- ⊕ BATHROOM EXHAUST FAN 50 CFM WITH HUMIDISTAT
 - ⊕ CARBON MONOXIDE (CO) ALARM
 - ⊙ S.D. SMOKE DETECTOR
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]

(N) DOOR SCHEDULE			
SYM	SIZE	TYPE	QTY.
HOUSE			
2868HC	2'-8" x 6'-8"	SOLID WOOD	3
3068HC	3'-0" x 6'-8"	SOLID WOOD	2
3068SC	3'-0" x 6'-8"	SOLID WOOD	2
GARAGE			
16070GD	16'-0" x 7'-0"	STEEL	1
NOTES:			

(N) WINDOW SCHEDULE			
SYM	SIZE	TYPE	QTY.
HOUSE			
2030SH	2'-0" x 3'-0"	SINGLE HUNG SOLID WOOD	2
3030SH	3'-0" x 3'-0"	SINGLE HUNG SOLID WOOD	4
4010SL	4'-0" x 1'-0"	SLIDER SOLID WOOD	1
5030SL	5'-0" x 3'-0"	SLIDER SOLID WOOD	5
GARAGE			
NOTES:			
1. WINDOWS TO BE DOUBLE GLASS. U-VALUE=0.28 (NFR), SHGC-VALUE=0.21 (NFR)			
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]			



WEST COAST DRAFTING
 4605 BUENA VISTA ROAD, SUITE 600-127, BAKERSFIELD, CA 93311
 TEL (562) 438-4595
 www.wcdrafting.com

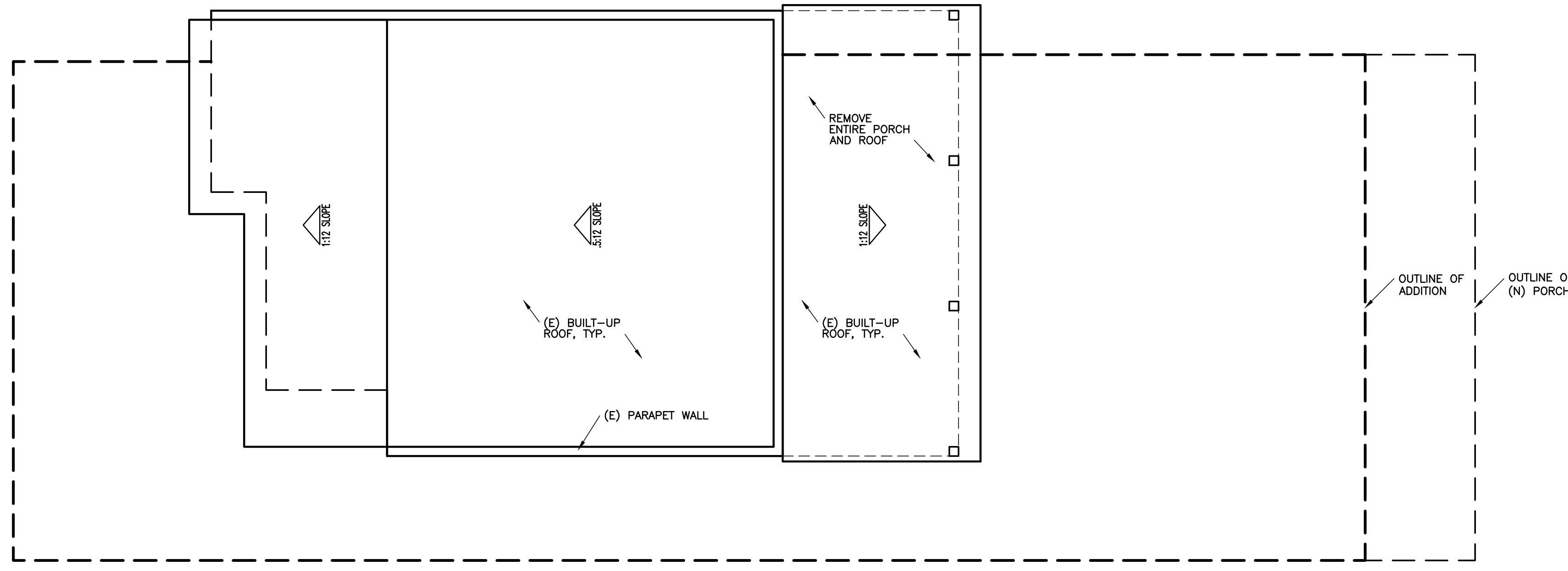
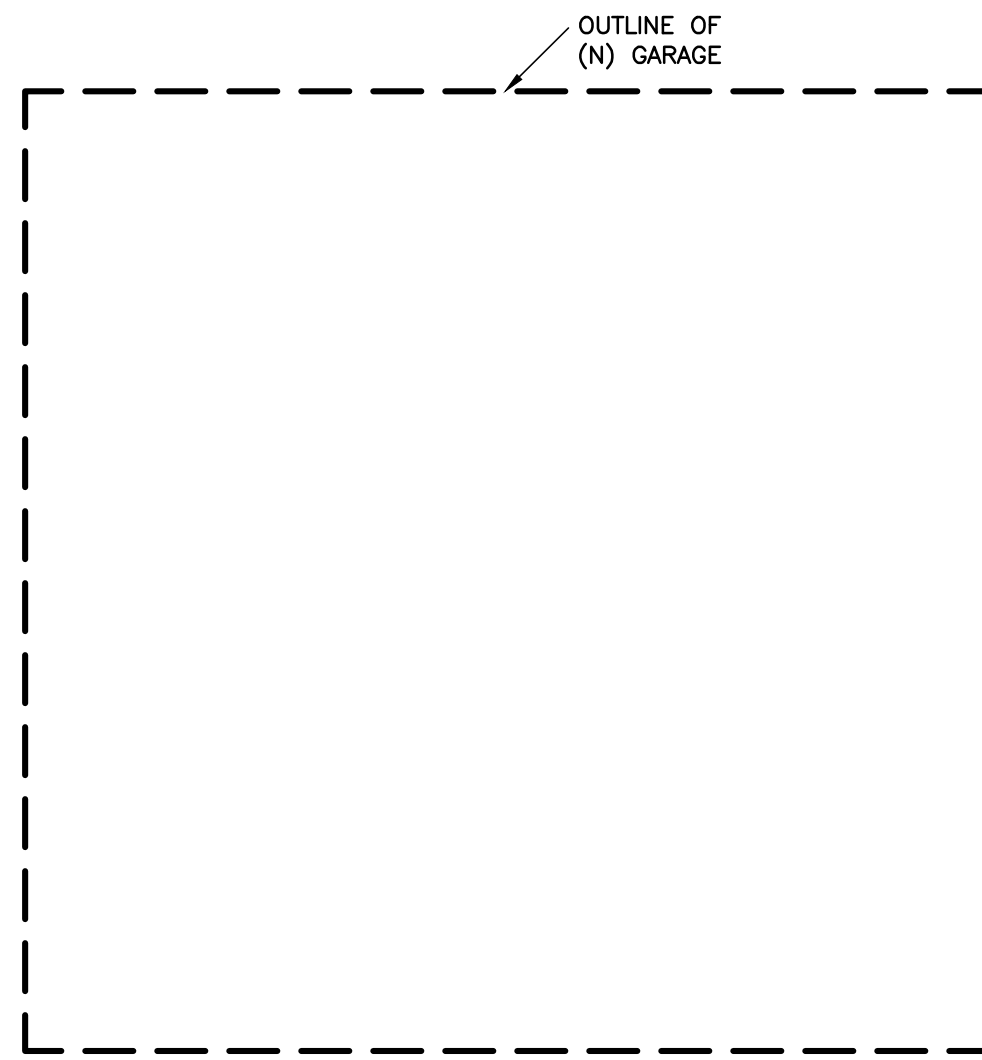
HOUSE, JADU & GARAGE
 OWNERS: GARABET & SALBI BAGHDASARIAN
 405 E TOLUCA AVENUE
 ORANGE, CA 92866

DESIGNER OF RECORD
 FELIPE CONTRERAS
 DATE: 11/18/25
 STATE OF CALIFORNIA

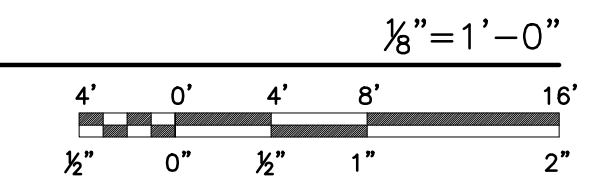
Westcoast Drafting expressly reserves its common law copyright and other property rights in these drawings. No part of these drawings may be reproduced, changed or copied in any form or manner, without the prior written consent of Westcoast Drafting. In the event of any dispute, the arbitrator shall be Westcoast Drafting.

initials	
revisions	
date	
job no.	3617
date	11-18-25
drawn	F.J.C.

SHEET
A-05
 of 10



EXISTING - DEMOLITION ROOF PLAN



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

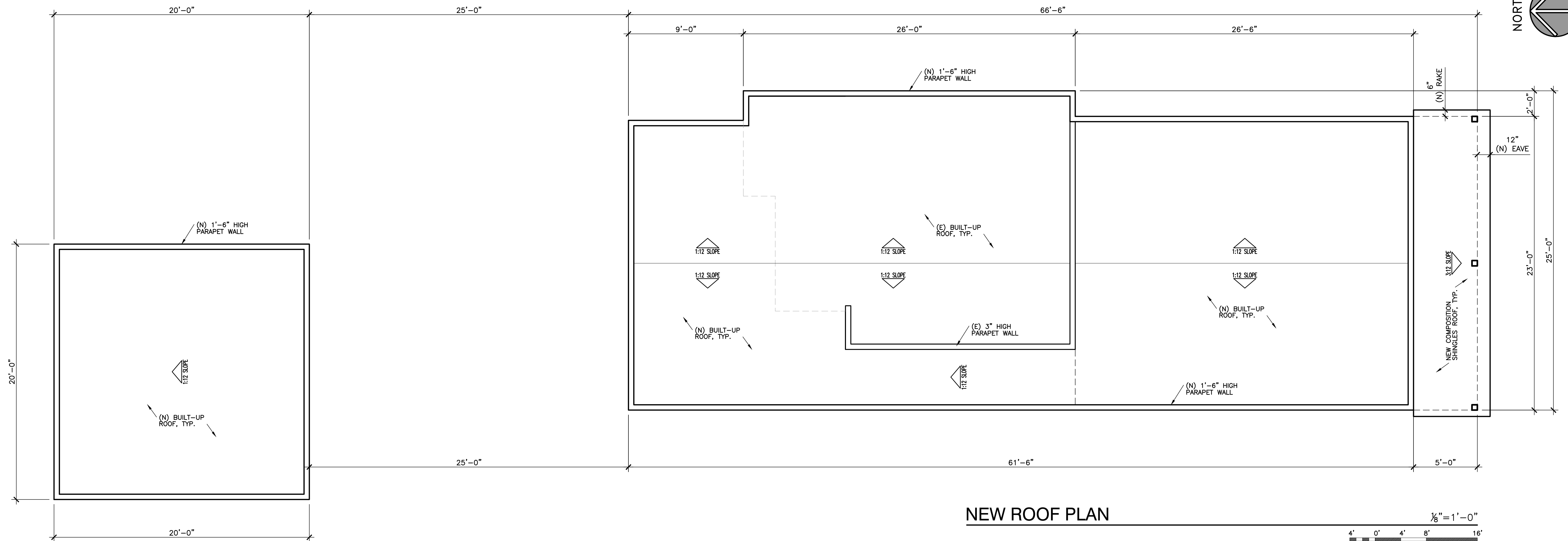
HOUSE, JADU & GARAGE
 OWNERS: GARABET & SALBI BAGHDASARIAN
 405 E TOLUCA AVENUE
 ORANGE, CA 92866

DESIGNER OF RECORD
 FELIPE CONTRERAS
 DATE: 11/18/25
 STATE OF CALIFORNIA

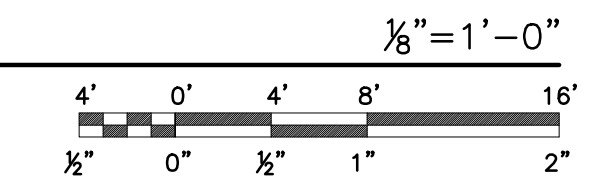
Westcoast Drafting expressly reserves its common law copyright and other property rights in these drawings, specifications, and any other documents, whether or not they are to be assigned to any third party, and no part of these drawings, specifications, or any other documents may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Westcoast Drafting. In the event of any dispute, the parties shall hold Westcoast Drafting harmless.

title	
revision	
date	
job no.	3617
date	11-18-25
drawn	F.J.C.

SHEET
A-06
 of 10



NEW ROOF PLAN



GARAGE & ADDITION ROOFING MATERIAL:

MANUFACTURER: GAF MATERIAL CORPORATION
 TYPE: GAFGLAS #75 BASE SHEET
 APPROVAL: ICC-ES ESR 1274
 ROLL WEIGHT: 68 LBS/SQ.
 CLASS: A
 INSTALL BUILT-UP OVER 1-#30 LB FELT.
 ALTERNATE: GAF LEATH BACK
 INSTALL PER MANUFACTURER'S SPECIFICATIONS.

PORCH ROOFING MATERIAL:

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.

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

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

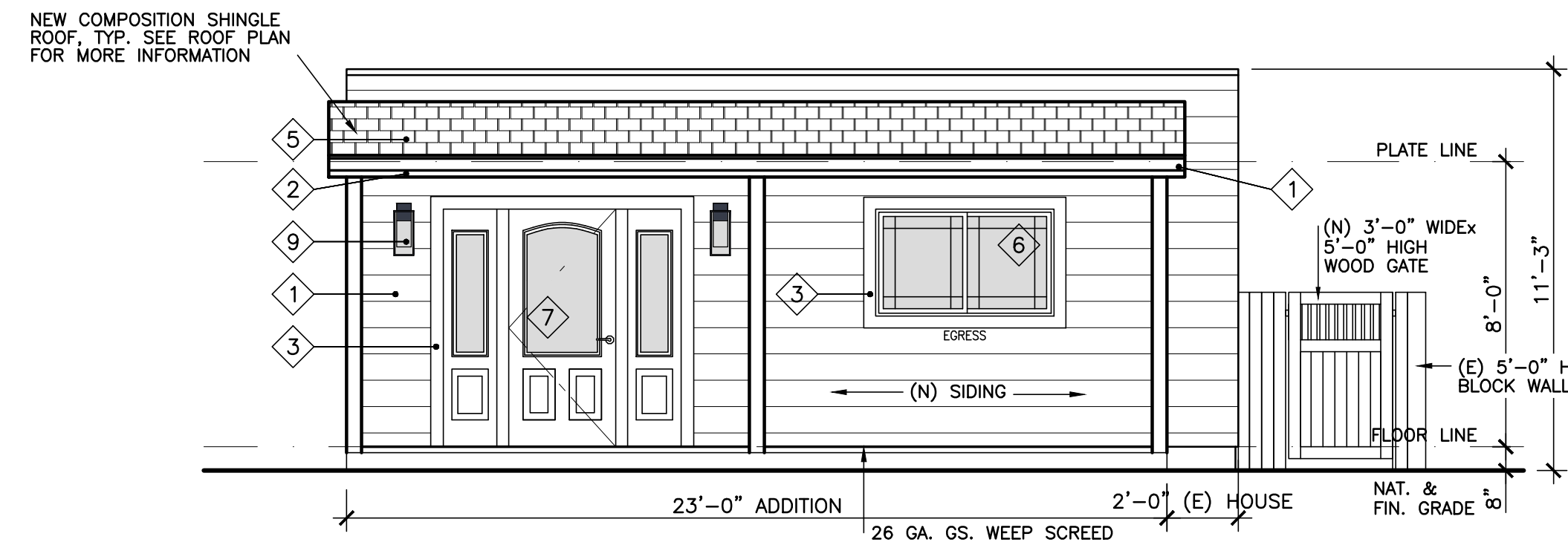
DESIGNER OF RECORD
 FELIPE CONTERAS
 DATE: 11/18/25
 STATE OF CALIFORNIA

Westcoast Drafting expressly reserves its common law copyright and other property rights in these drawings. No part of these drawings may be reproduced, changed or copied in any form or manner, without the prior written permission of Westcoast Drafting. In the event of any dispute, the parties shall refer to the terms and conditions of the contract and the terms and conditions of the contract shall prevail over any other terms and conditions. Westcoast Drafting hereby certifies that these drawings were prepared by a duly licensed professional drafter.

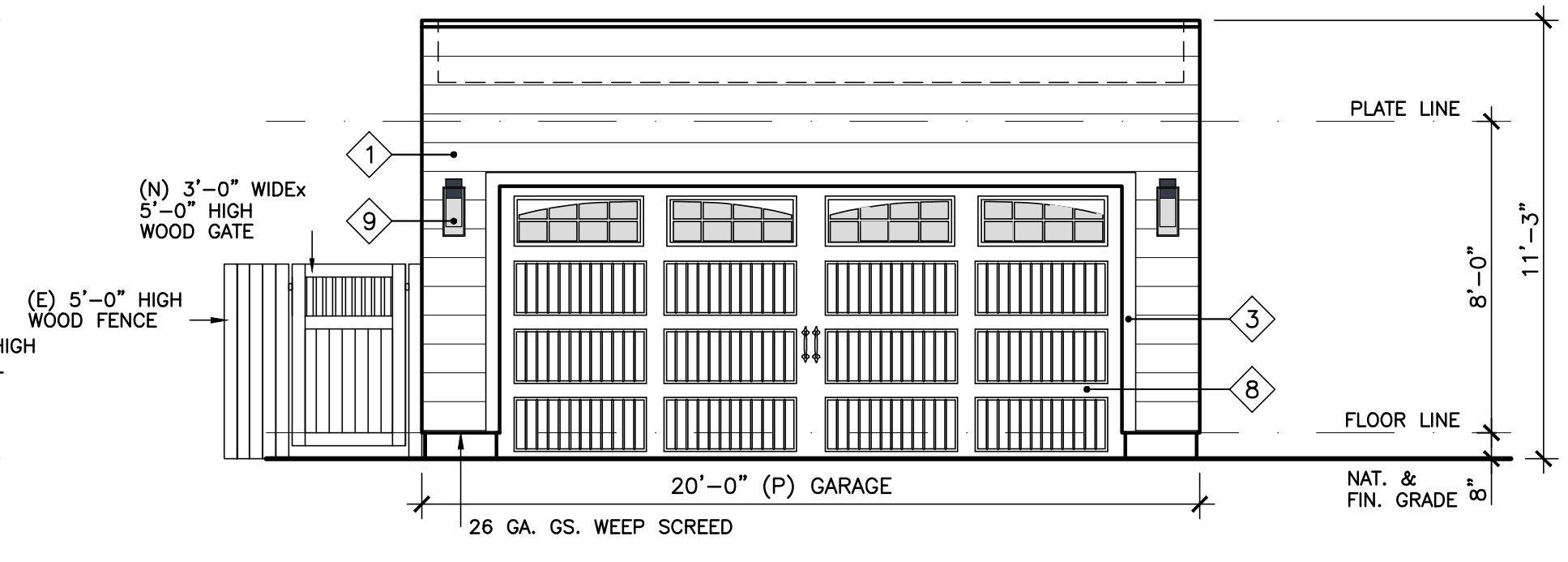
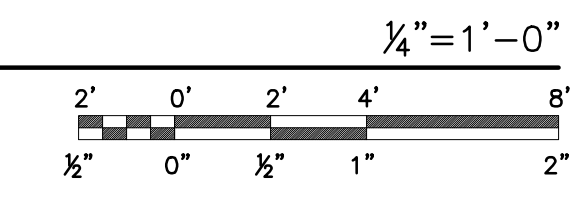
title				
revision				
date				
job no.	3617			
date	11-18-25			
drawn	F.J.C.			

COLOR AND MATERIAL SCHEDULE

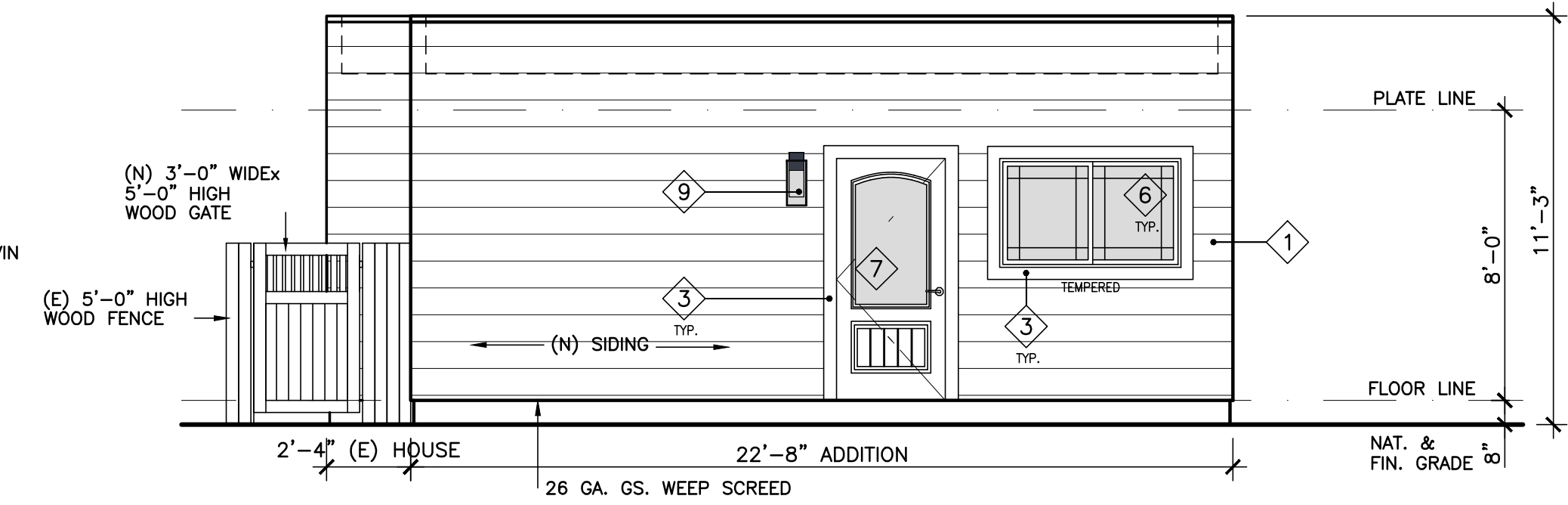
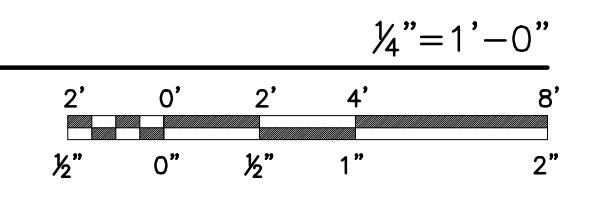
- 1 NEW SIDING:**
 MANUFACTURER: JAMES HARDIE
 TYPE: HARDIE PLANK, SMOOTH
 COLOR: BENJAMIN MOORE CSP-725
- 2 NEW FASCIA BOARD:**
 MANUFACTURER: JAMES HARDIE
 TYPE: HARDIE TRIM BOARD
 COLOR: BENJAMIN MOORE CSP-725
- 3 NEW WINDOW & DOOR TRIM:**
 MANUFACTURER: JAMES HARDIE
 TYPE: HARDIE TRIM BOARD
 COLOR: BENJAMIN MOORE BLACK HC-190
- 4 NEW GUTTER:**
 MANUFACTURER: SPECTRA METALS
 TYPE: 5" GUTTER
 COLOR: IRON GRAY
- 5 NEW PORCH 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: SOLID WOOD
 COLOR: WHITE
 INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 7 NEW ENTRY DOOR:**
 MANUFACTURER: JELD WEN
 MODEL: ARCHITECTURAL COLLECTION
 MATERIAL: SOLID WOOD
 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: STEEL
 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
 ALL LED LIGHTS NOT TO HAVE COLOR TEMPERATURE OF MORE THAN 2,700 KELVIN
 INSTALL PER MANUFACTURER'S SPECIFICATIONS.



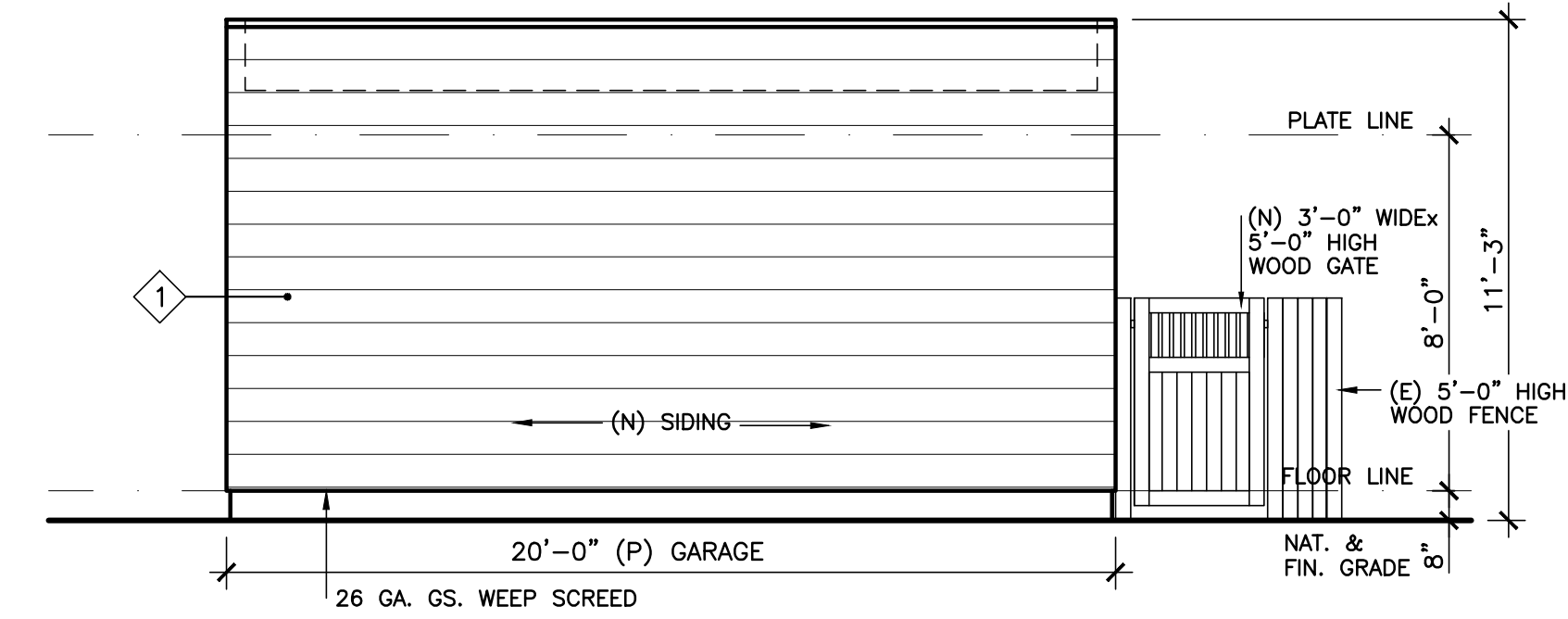
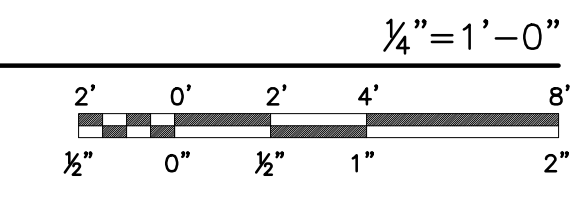
SOUTH ELEVATION HOUSE



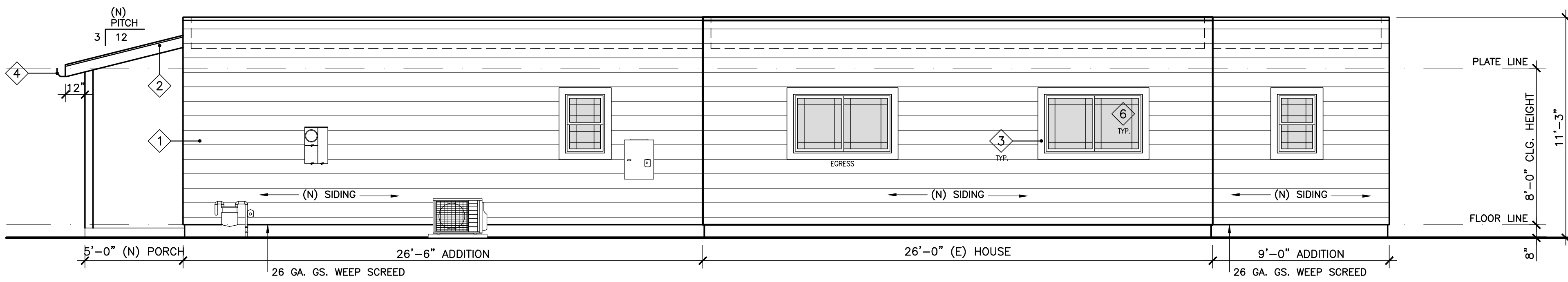
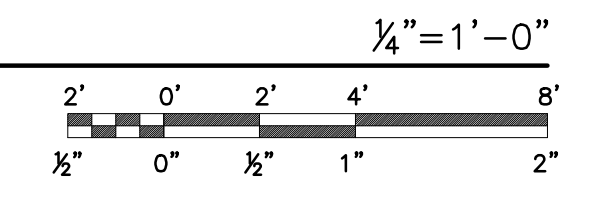
SOUTH ELEVATION GARAGE



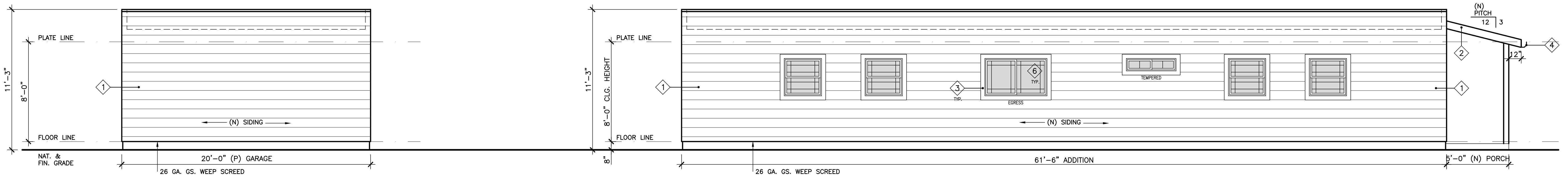
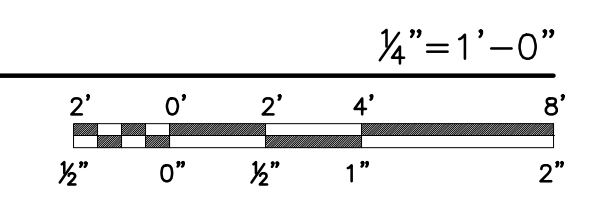
NORTH ELEVATION HOUSE



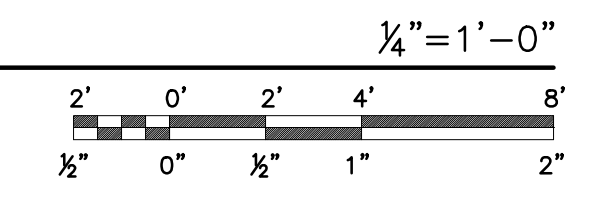
NORTH ELEVATION GARAGE



EAST ELEVATION HOUSE/GARAGE



EAST ELEVATION HOUSE/GARAGE



WEST COAST DRAFTING
 4605 BUENA VISTA ROAD, SUITE 600-127, BAKERSFIELD, CA 93311
 TEL (562) 438-4595
 www.wcdrafting.com
 fconteras@wcdrafting.com

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

DESIGNER OF RECORD
 FELIPE CONTRERAS
 DATE: 11/18/25
 STATE OF CALIFORNIA

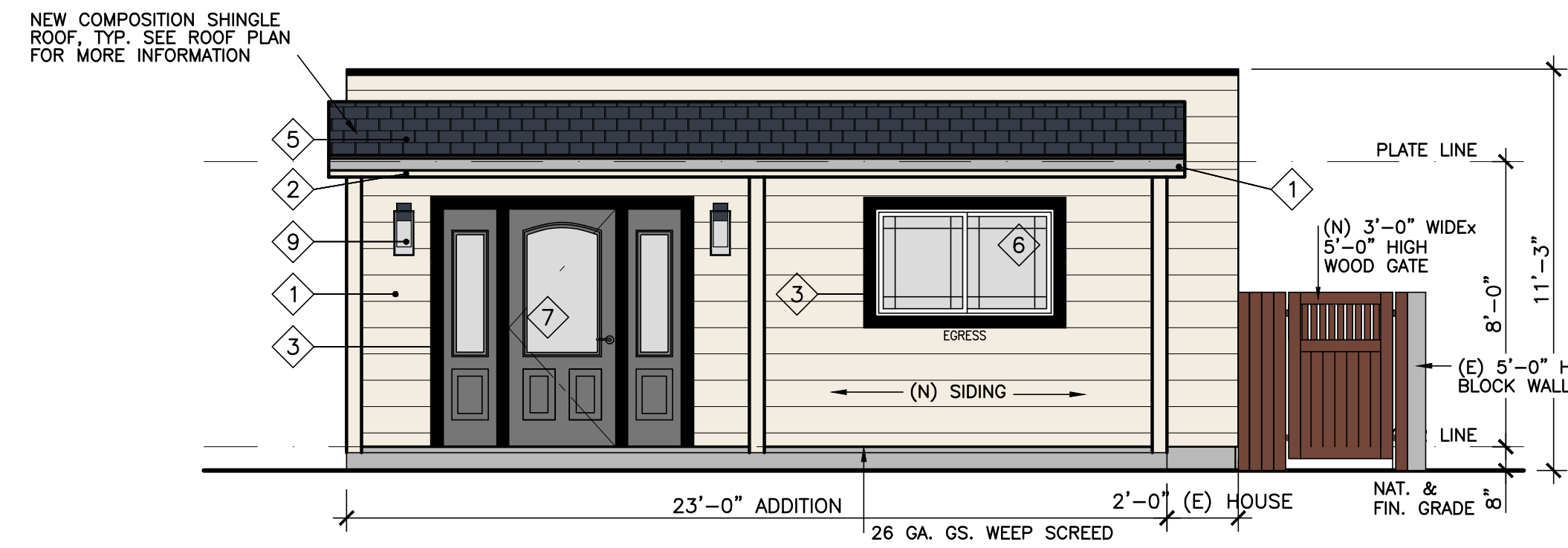
Westcoast Drafting expressly reserves its common law copyright and other property rights in these drawings. No part of these drawings may be reproduced, changed or copied in any form or manner, without the prior written permission of Westcoast Drafting. In the event of any dispute, the parties shall refer to the original drawings and specifications for the project. This document is the property of Westcoast Drafting and shall remain confidential.

Initials	
Date	
Job no.	3617
Date	11-18-25
Drawn by	F.J.C.

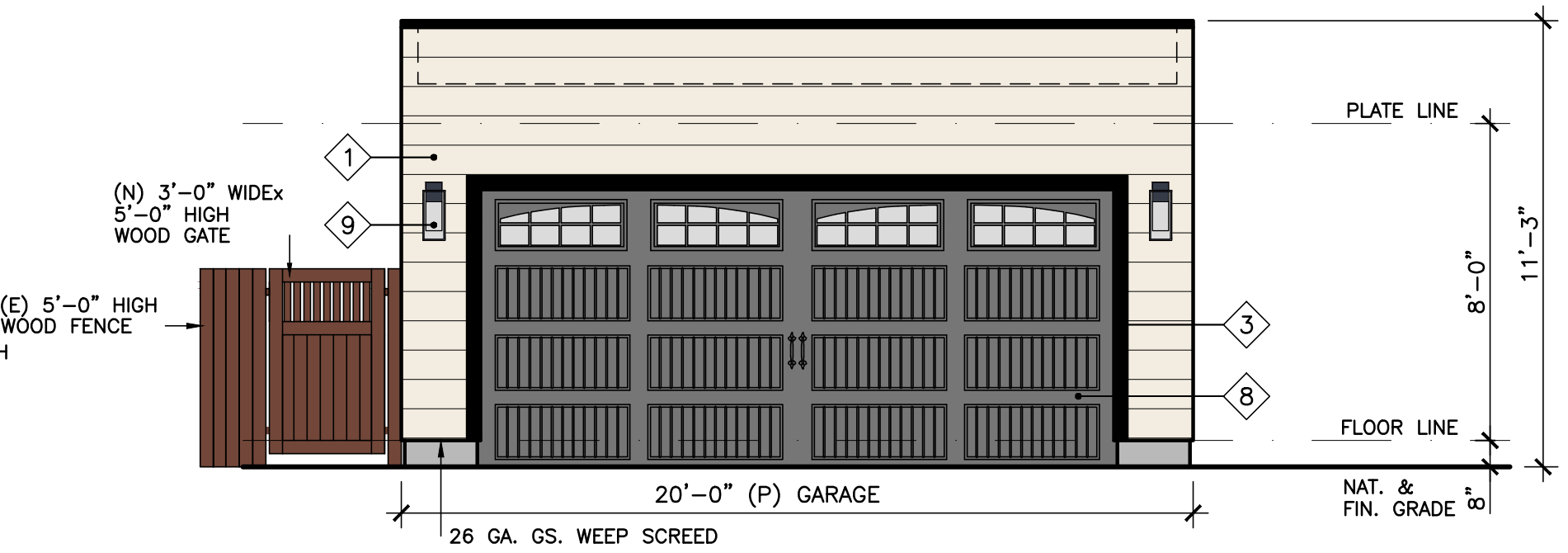
SHEET
A-08
 of 10

COLOR AND MATERIAL SCHEDULE

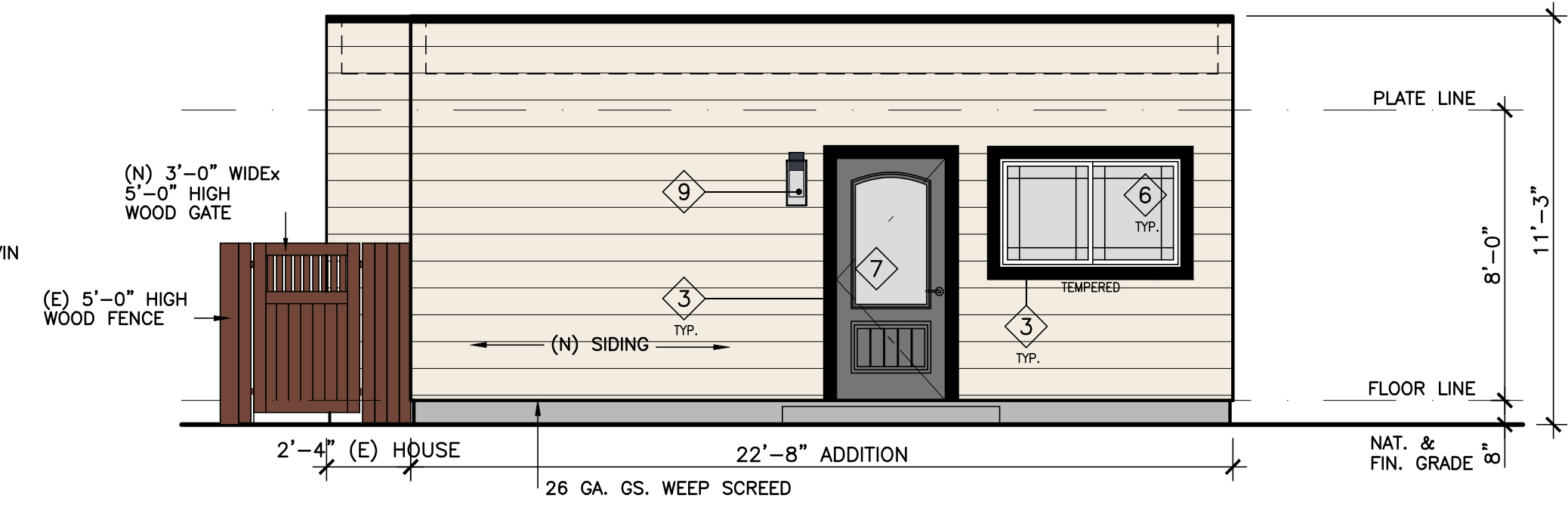
- 1 NEW SIDING:**
 MANUFACTURER: JAMES HARDIE
 TYPE: HARDIE PLANK, SMOOTH
 COLOR: BENJAMIN MOORE CSP-725
- 2 NEW FASCIA BOARD:**
 MANUFACTURER: JAMES HARDIE
 TYPE: HARDIE TRIM BOARD
 COLOR: BENJAMIN MOORE CSP-725
- 3 NEW WINDOW & DOOR TRIM:**
 MANUFACTURER: JAMES HARDIE
 TYPE: HARDIE TRIM BOARD
 COLOR: BENJAMIN MOORE BLACK HC-190
- 4 NEW GUTTER:**
 MANUFACTURER: SPECTRA METALS
 TYPE: 5" GUTTER
 COLOR: IRON GRAY
- 5 NEW PORCH 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: SOLID WOOD
 COLOR: WHITE
 INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 7 NEW ENTRY DOOR:**
 MANUFACTURER: JELD WEN
 MODEL: ARCHITECTURAL COLLECTION
 MATERIAL: SOLID WOOD
 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: STEEL
 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
 ALL LED LIGHTS NOT TO HAVE COLOR TEMPERATURE OF MORE THAN 2,700 KELVIN
 INSTALL PER MANUFACTURER'S SPECIFICATIONS.



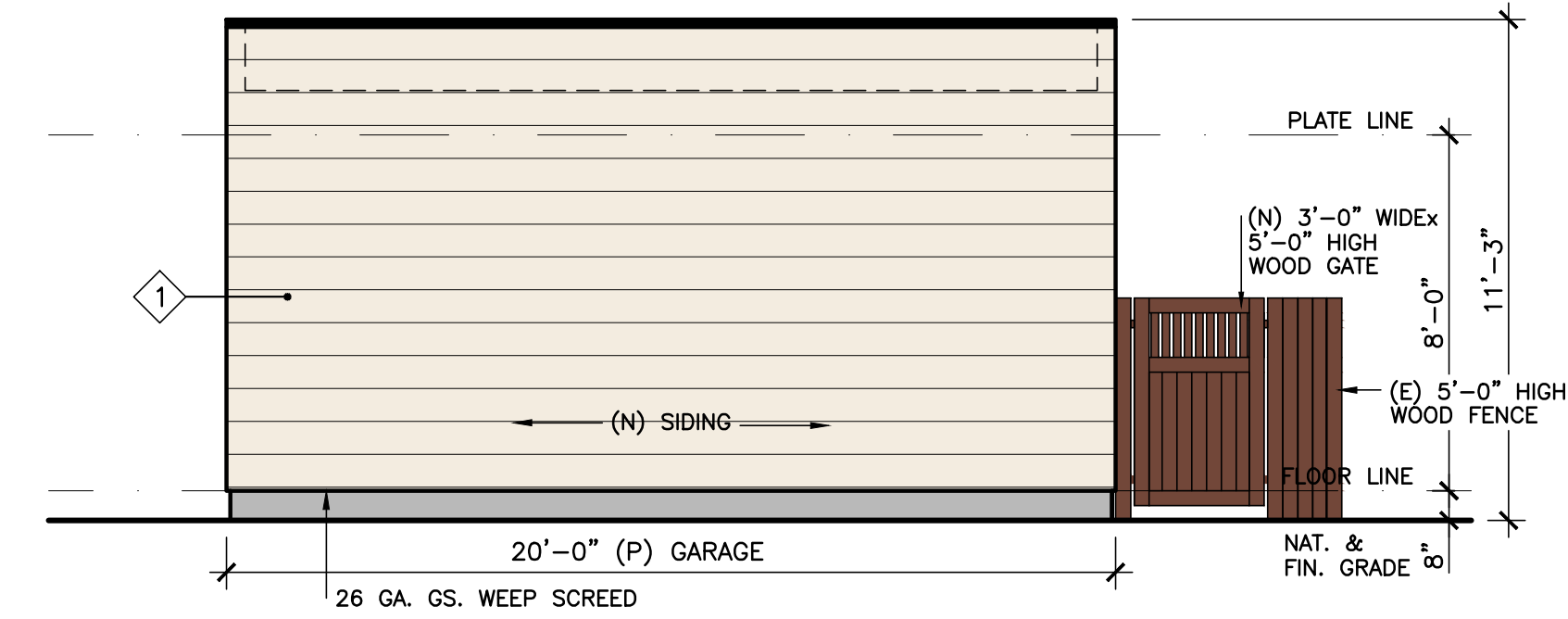
SOUTH ELEVATION HOUSE



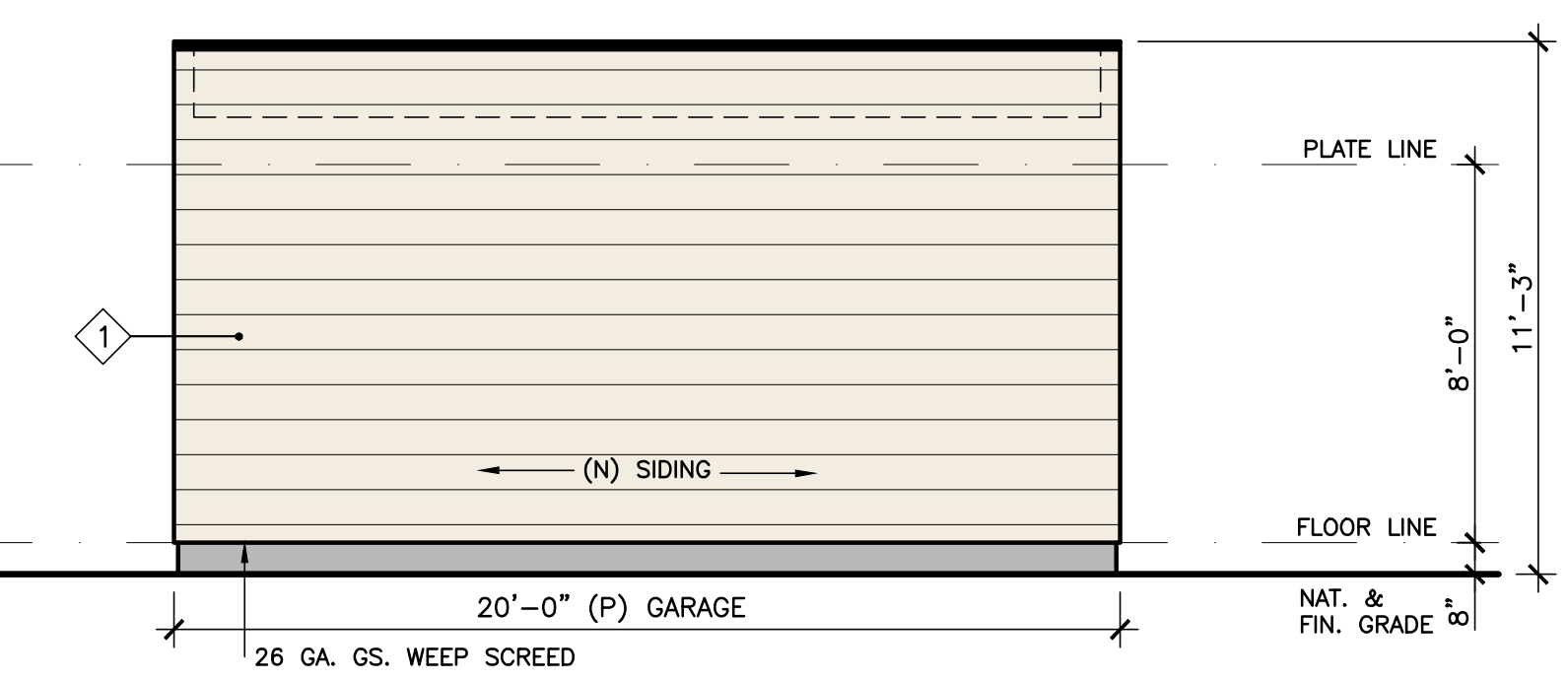
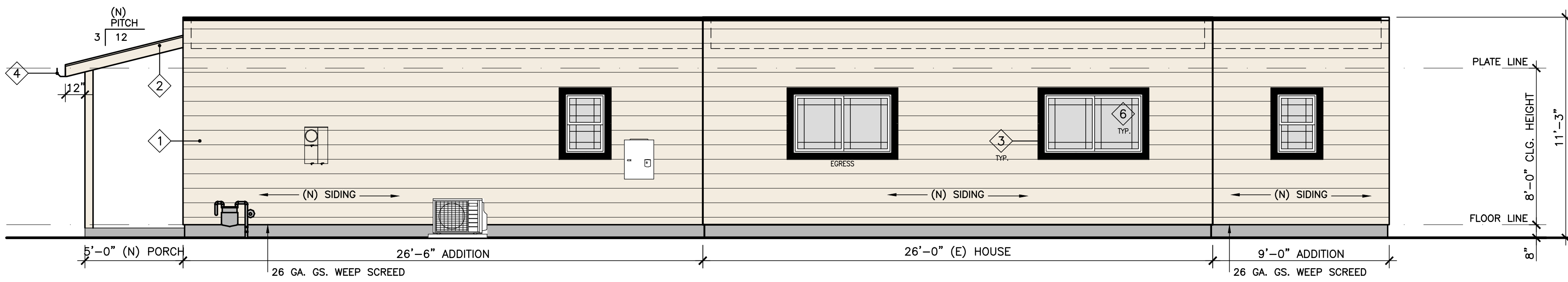
SOUTH ELEVATION GARAGE



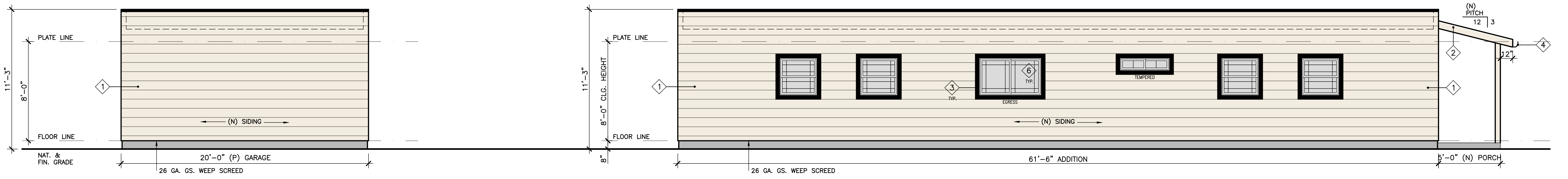
NORTH ELEVATION HOUSE



NORTH ELEVATION GARAGE



EAST ELEVATION HOUSE/GARAGE



EAST ELEVATION HOUSE/GARAGE

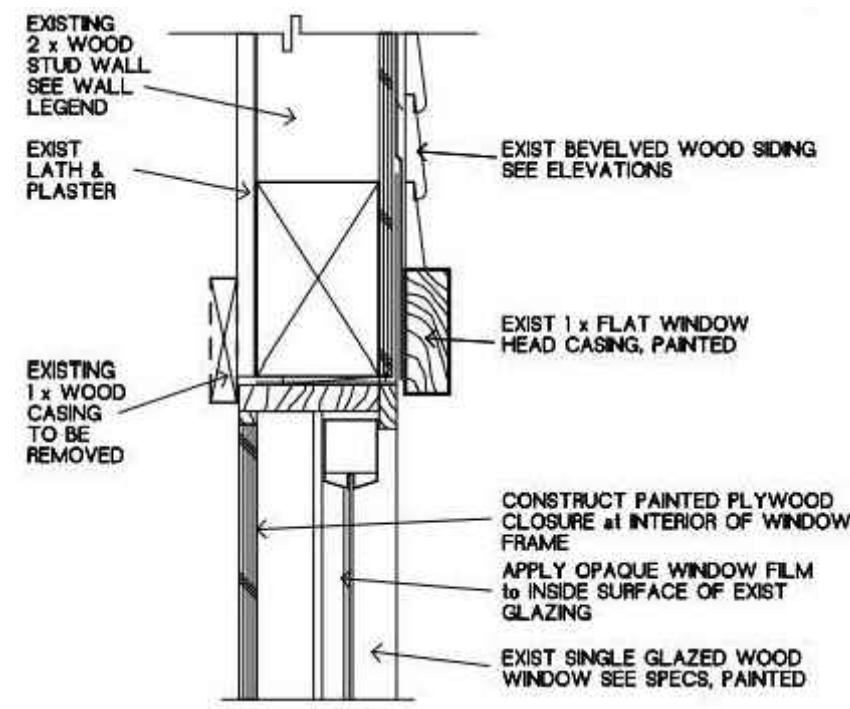
WEST COAST DRAFTING
 4605 BUENA VISTA ROAD, SUITE 600-127, BAKERSFIELD, CA 93311
 TEL (562) 438-4595
 www.wcdrafting.com

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

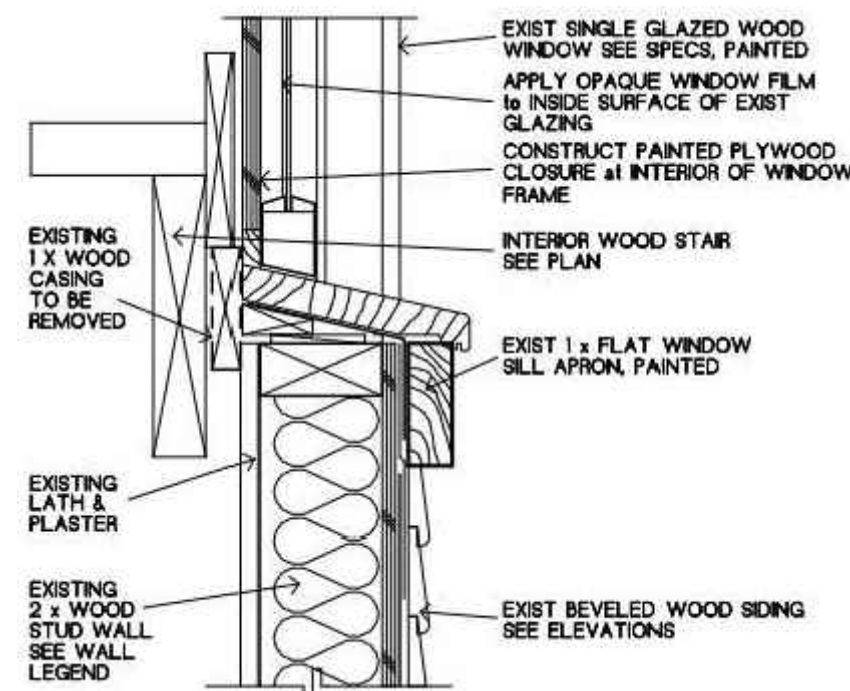
DESIGNER OF RECORD
 FELIPE CONTRERAS
 DATE: 11/18/25
 STATE OF CALIFORNIA

Westcoast Drafting expressly reserves its common law copyright and other property rights in these drawings. No part of these drawings may be reproduced, changed or copied in any form or manner, whatsoever, nor are they to be assigned to any third party without the prior written consent, in permission and consent of Westcoast Drafting. In the event of a dispute, the arbitrator shall have the final say in all matters relating to these drawings and the third party shall hold Westcoast Drafting harmless.

Job no.	3617
date	11-18-25
drawn	F.J.C.

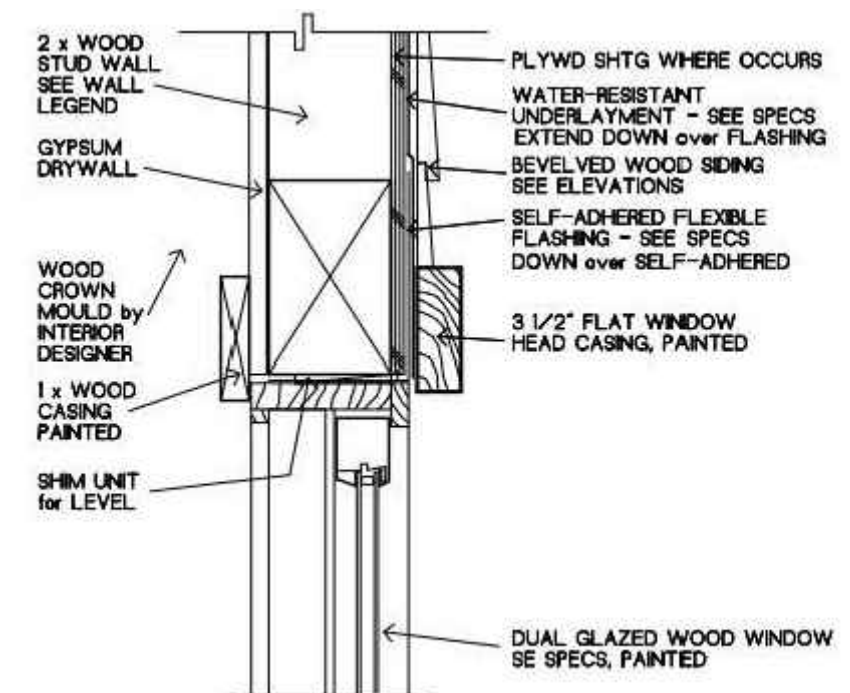


WINDOW HEAD

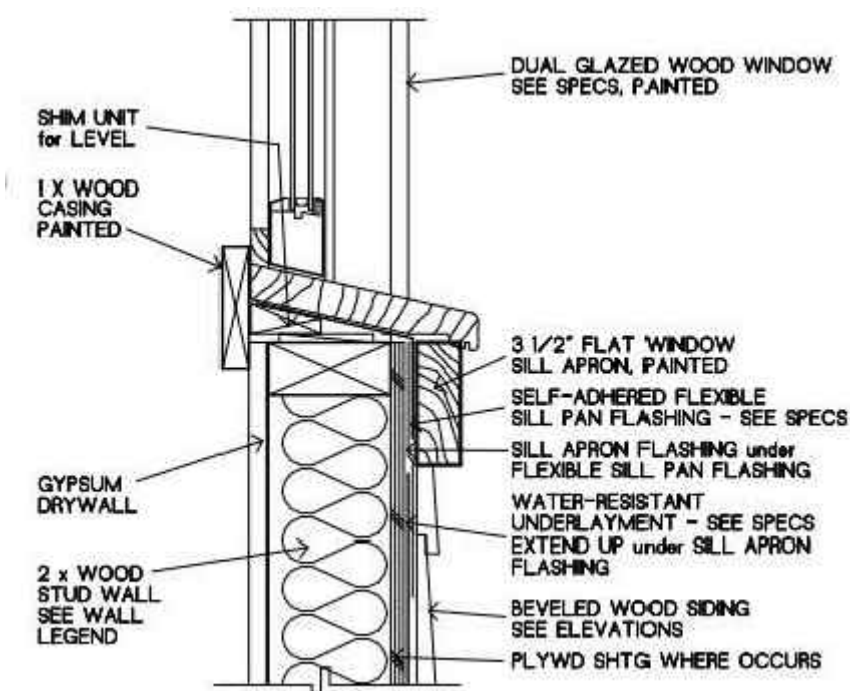


WINDOW SILL

TYPICAL INTERIOR TREATMENT AT EXISTING WINDOW



WINDOW HEAD



WINDOW SILL

TYPICAL PROPOSED WINDOW HEAD AND SILL

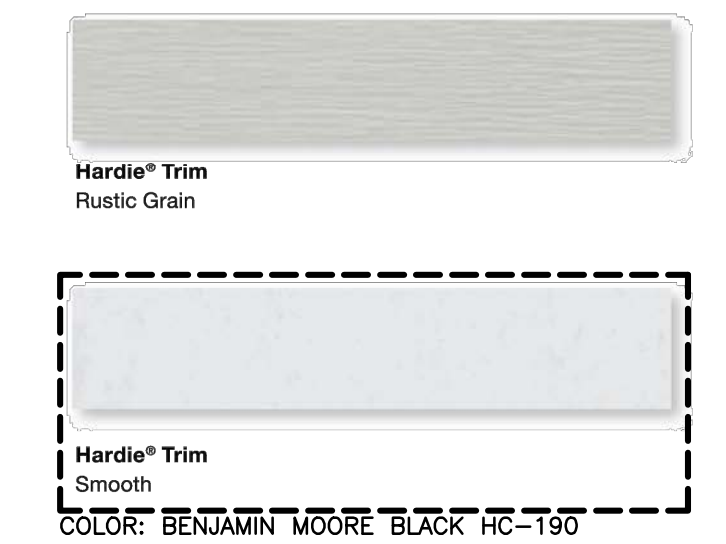
Hardie® Plank

From Victorians to Colonials, Hardie® Plank is the perfect siding for your style, and has the durability and long lasting beauty that can transform your home's exterior. With a variety of colors, textures, and sizes, you'll discover a Hardie® Plank style that transforms your home's aesthetic.



Hardie® Trim

Hardie® Trim provides design flexibility for columns, friezes, doors, windows and other accent areas. More durable than wood, Hardie® Trim is the perfect option for a long lasting home. Hardie® Trim is a low maintenance and durable accent for your exterior.



MATERIAL LIST

JELD-WEN

(en-us)

Architectural™ Collection Fiberglass Exterior Door: 3/4 View Mahogany Camber Top 2-Panel Glass Panel

Model Overview



PROJECT TYPE
New construction and replacement

MAINTENANCE LEVEL
Minimal

WARRANTY
Lifetime Warranty

COLORS & FINISHES
6 Finish Options
26 Paint Options

GLASS
Decorative and energy efficient.

CONSTRUCTION
Architectural Construction
Plugless Frame Clip Assembly

MATERIALS
1 Woodgrain Option

CHAT available if cookies enabled. Update preferences. JW

CO COLOR: BENJAMIN MOORE BURNT EMBER CSP-120
https://www.jeld-wen.com/en-us/products/exterior-doors/architectural-collection-fiberglass/three-quarters-view-mahogany-camber-top-2-panel-glass-p... 1/11



PROJECT TYPE
New construction and replacement

MAINTENANCE LEVEL
Moderate

WARRANTY
20 Year Warranty

COLORS & FINISHES
27 Exterior Colors
11 Interior Colors
8 Interior Finish Options

SCREEN & TRIM OPTIONS
1 Insect Screen
9 Exterior Trim Options
5 Interior Trim Options

FRAME OPTIONS
Integral Nailing Fin
Block Frame/Replacement

GLASS
Energy efficient, tinted, textured and protective.

DIVIDED LITES
Grilles between the glass.

HARDWARE
1 Lock Option in 5 finishes

MATERIALS
8 Wood Options

MIN/MAX SIZING
Min Width: 35-1/2" (2-Panel)
Min Height: 23-1/2" (2-Panel)
Max Width: 71-1/2" (2-Panel)
Max Height: 59-1/2" (2-Panel)

COLOR: WHITE



PRICING

Many options will influence the price of your window. To get an estimate, contact your JELD-WEN dealer.

CHAT available if cookies enabled. Update preferences. JW

https://www.jeld-wen.com/en-us/products/windows/custom-wood/sliding 2/21

Fascia Boards, Windows and Door trims

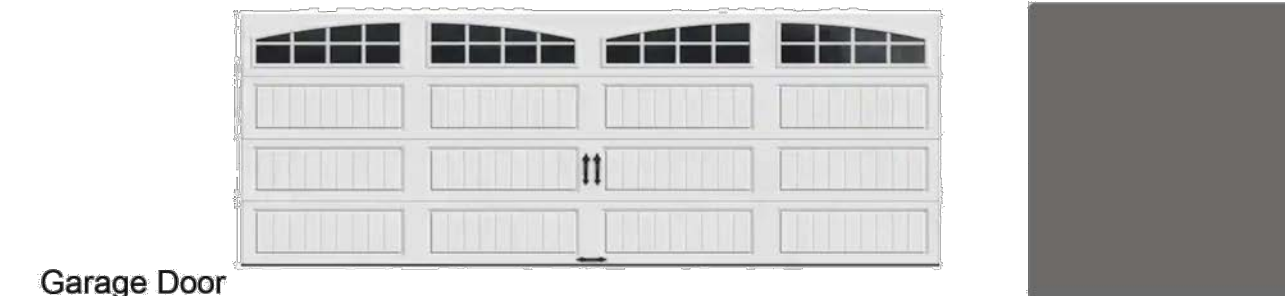
James Hardie, Trim boards 2x10 for fascia and 1x3.5 for trim
Color Benjamin Moore CSP-725.

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-NBR-NA-NA-NEW-NA-BidTest&cm_mmc=SHOPPING-BF-CDP-GGL-D21-021_005_BOARDS-NA-NA-NA-PMAX-NA-NA-NA-NBR-NA-NA-NEW-NA-BidTest-20613339735-__gclid=CjwKCAjwo4rCBhAbEiwAxihJlCeGwuNX4X5LPHpb4GDA_pL0Lj7UB2-b9fbNP22M1Xc6kojvicHQ3kBoCb14QAvD_BwE&gclidsrc=aw.ds#overlay

5" Gutter Metal,



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



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-GR1A1/204598417?gclid=CjwKCAjwo4rCBhAbEiwAxihJlCeGwuNX4X5LPHpb4GDA_pL0Lj7UB2-b9fbNP22M1Xc6kojvicHQ3kBoCb14QAvD_BwE&gclidsrc=aw.ds

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 (JAB) 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_8531101_8731101_8831101)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Filter 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

Visual Comfort & Co. reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assuming any obligation of liability to modify any products previously manufactured and without notice. This literature depicts a product design that is the sole and exclusive property of Visual Comfort & Co. In compliance with U.S. copyright and patent requirements, notification is hereby presented in this form that this literature, or the product it depicts, is not to be copied, altered or used in any manner without the express written consent of, or contrary to the best interests of Visual Comfort & Co.

WEST COAST
DRAWING
OWNERS: GARABET & SALBI BAGHDASARIAN
4605 BUENA VISTA ROAD, SUITE 600-127, BAKERSFIELD, CA 93311
405 E TOLUCA AVENUE
ORANGE, CA 92866
TEL (562) 438-4595
www.wcdrafting.com
fconteras@wcdrafting.com

HOUSE, JADU & GARAGE
DESIGNER OF RECORD
FELIPE CONTRERAS
DATE: 11/18/25
STATE OF CALIFORNIA

DESIGNER OF RECORD
FELIPE CONTRERAS
DATE: 11/18/25
STATE OF CALIFORNIA

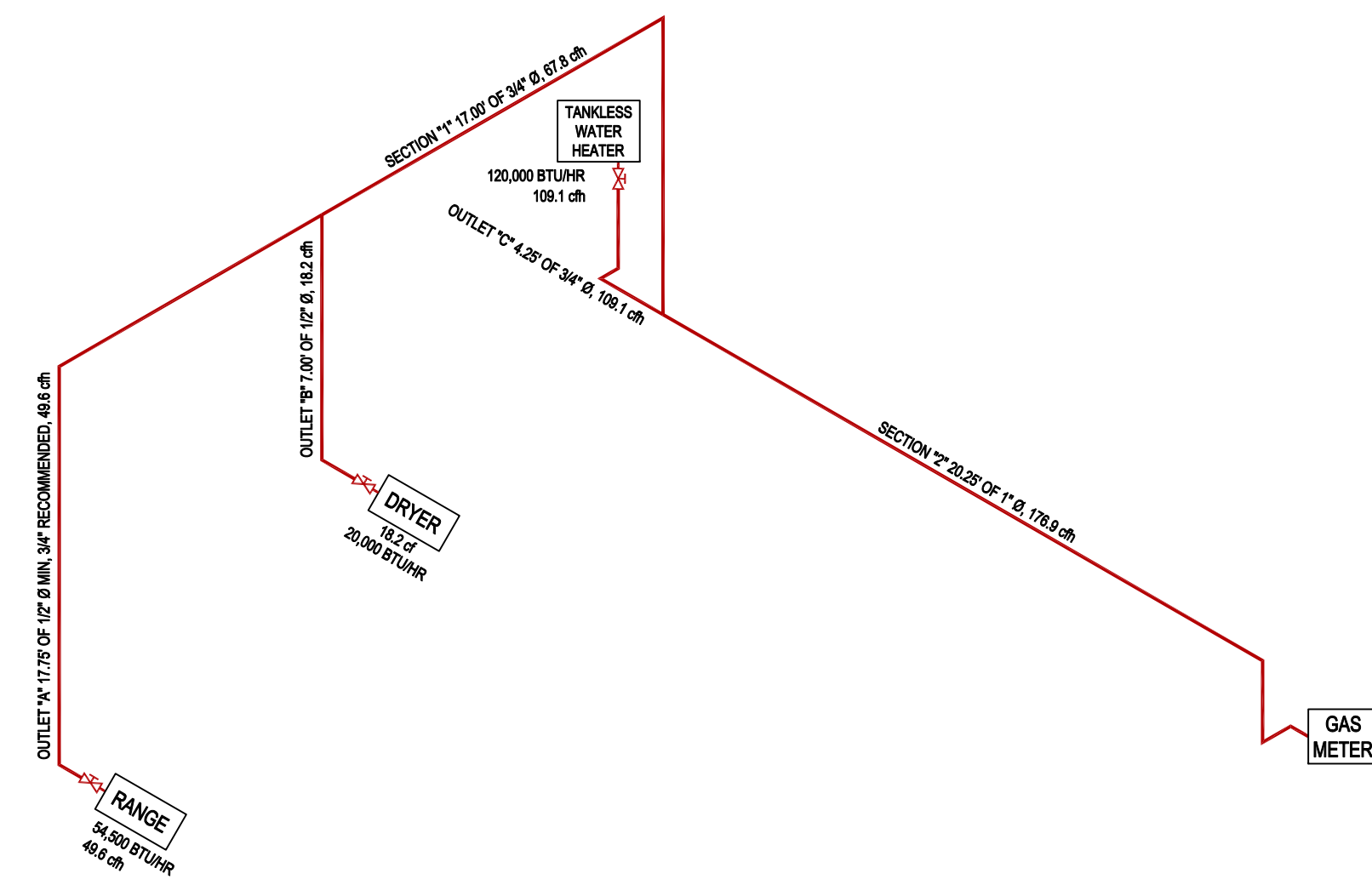
Westcoast Drafting expressly reserves its common law copyright and other property rights in these drawings, specifications, and any other documents, whether or not they are to be assigned to any other party, and no part of these drawings, specifications, or any other documents may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Westcoast Drafting. In the event of a copyright dispute, the user hereby agrees to hold Westcoast Drafting harmless.

initials					
revision					
date					

job no. 3617
date 11-18-25
drawn F.J.C.

SHEET
A-10
of 10

Plot date: 11.29.2025 Drawing name: 3617-405 E Toluca Ave-041525 MOD 2.dwg



NATURAL GAS ISOMETRIC
PER TABLE 1215.2 (1) OF 2022 CPC

LEGEND

— ASTM A254 COMPLIANT STEEL TUBING.



NOTES:

- THE SINGLE FAMILY RESIDENCE THE MAXIMUM DEVELOPED LENGTH MEASURED FROM GAS METER TO THE FARTHEST GAS OUTLETS IS 55.0 FT.
- PROVIDE TRACER WIRE AND 18" MINIMUM COVER FOR UNDERGROUND NON-METALLIC PIPE, IF USED.
- 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"	55.0	49.55 cf	3/4" DIAMETER
OUTLET "B"	55.0	18.18 cf	1/2" DIAMETER
SECTION "1"	55.0	67.73 cf	1" DIAMETER
OUTLET "C"	55.0	109.09 cf	1/2" DIAMETER
SECTION "2"	55.0	176.82 cf	1" DIAMETER

TABLE 1215.2(1)
SCHEDULE 40 METALLIC PIPE [NFPA 54: TABLE 6.2.1(b)]^{1, 2}

		PIPE SIZE (inch)														
		GAS: NATURAL														
		INLET PRESSURE: LESS THAN 2 psi														
		PRESSURE DROP: 0.5 in. w.c.														
		SPECIFIC GRAVITY: 0.60														
NOMINAL:		1/2	3/4	1	1 1/4	1 1/2	2	2 1/2	3	4	5	6	8	10	12	
ACTUAL ID:	0.622	0.824	1.049	1.380	1.610	2.067	2.469	3.068	4.026	5.047	6.065	7.981	10.020	11.938		
LENGTH (feet)		CAPACITY IN CUBIC FEET OF GAS PER HOUR														
10	172	360	678	1390	2090	4020	6400	11300	23100	41800	67600	139000	252000	399000		
20	118	247	466	957	1430	2760	4400	7780	15900	28700	46500	95500	173000	275000		
30	95	199	374	768	1150	2220	3530	6250	12700	23000	37300	76700	139000	220000		
40	81	170	320	657	985	1900	3020	5350	10900	19700	31900	65600	119000	189000		
50	72	151	284	583	873	1680	2680	4740	9660	17500	28300	58200	106000	167000		
60	65	137	257	528	791	1520	2430	4290	8760	15800	25600	52700	95700	152000		
70	60	126	237	486	728	1400	2230	3950	8050	14600	23600	48500	88100	139000		
80	56	117	220	452	677	1300	2080	3670	7490	13600	22000	45100	81900	130000		
90	52	110	207	424	635	1220	1950	3450	7030	12700	20600	42300	76900	122000		
100	50	104	195	400	600	1160	1840	3260	6640	12000	19500	40000	72600	115000		
125	44	92	173	355	532	1020	1630	2890	5890	10600	17200	35400	64300	102000		
150	40	83	157	322	482	928	1480	2610	5330	9650	15600	32100	58300	92300		
175	37	77	144	296	443	854	1360	2410	4910	8880	14400	29500	53600	84900		
200	34	71	134	275	412	794	1270	2240	4560	8260	13400	27500	49900	79000		
250	30	63	119	244	366	704	1120	1980	4050	7320	11900	24300	44200	70000		

For SI units: 1 inch = 25 mm, 1 foot = 304.8 mm, 1 cubic foot per hour = 0.0283 m³/h, 1 pound-force per square inch = 6.8947 kPa, 1 inch water column = 0.249 kPa

Notes:

- Table entries are rounded to 3 significant digits.
- NA means a flow of less than 10 ft³/h (0.283 m³/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	07/06/2025
1	CORRECTIONS	11/29/2025

PHASE:

**CONSTRUCTION
DOCUMENTS**

DRAWN & CALCULATED BY:

José Eduardo González

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

DATE:

NOVEMBER 29TH, 2025

TITLE:

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

JOB NO.: 00180

SHEET NO.:

PG-01

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	07/06/2025
1	CORRECTIONS	11/29/2025

PHASE:
**CONSTRUCTION
DOCUMENTS**

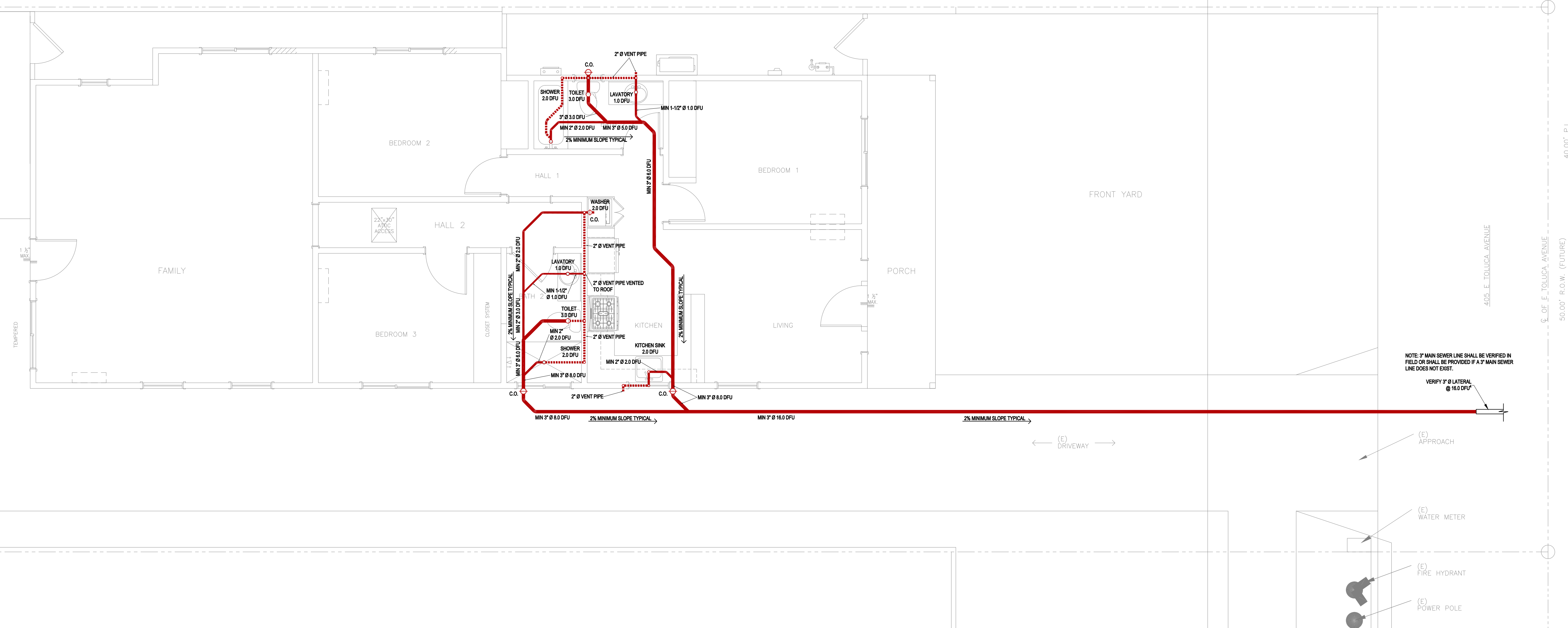
DRAWN & CALCULATED BY:
José Eduardo González
2907 Buckingham Rd
Los Angeles CA 90016
Phone 310 384 8766
goeduardo@gmail.com

DATE:
NOVEMBER 29TH, 2025

TITLE:
**PROPOSED SEWER
LINE SIZING PLAN &
CALCULATION**

JOB NO.: 00180

SHEET NO.:
PS-01



NOTE: 3" MAIN SEWER LINE SHALL BE VERIFIED IN FIELD OR SHALL BE PROVIDED IF A 3" MAIN SEWER LINE DOES NOT EXIST.
VERIFY 3" LATERAL @ 18.0 DFU



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).

QUANTITY	FIXTURE	MIN TRAP SIZE	UNIT VALUES	SUBTOTAL
1	Clothes Washer	2"	2.0 DFU	2.0 DFU
2	Bathroom Lavatory	1-1/4"	1.0 DFU	2.0 DFU
2	Toilet	3"	3.0 DFU	6.0 DFU
2	Shower	2"	2.0 DFU	4.0 DFU
1	Kitchen Sink	1-1/2"	2.0 DFU	2.0 DFU
0	Dishwasher	1-1/2"	2.0 DFU	0.0 DFU
	TOTAL			16.0 DFU

LEGEND
 ABS SCHEDULE 40 SEWER PIPE
 ABS SCHEDULE 40 VENT PIPE
 ABS SCHEDULE 40 CLEAN OUT

NOTES:
1. 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 = 92'

Plot date: 11.29.2025 Drawing name: 3617-405 E Toluca Ave-041525 MOD 2.dwg

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	07/06/2025
1	CORRECTIONS	11/29/2025

PHASE:
**CONSTRUCTION
DOCUMENTS**

DRAWN & CALCULATED BY:
José Eduardo González
2907 Buckingham Rd
Los Angeles CA 90016
Phone 310 384 8766
goeduardo@gmail.com

DATE:
NOVEMBER 29TH, 2025

TITLE:
**PROPOSED WATER
SUPPLY LINE SIZING
PLAN & CALCULATION**

JOB NO.: 00180

SHEET NO.:

PW-01

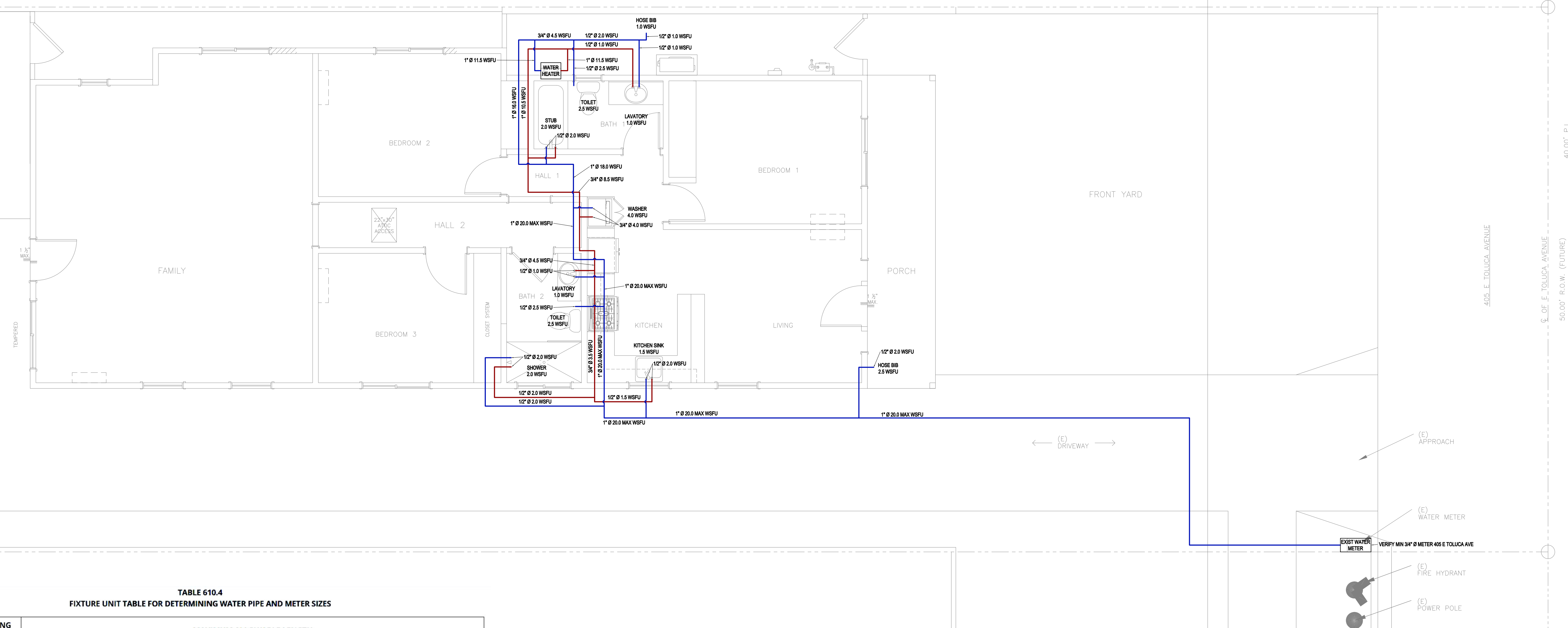


TABLE 610.4
FIXTURE UNIT TABLE FOR DETERMINING WATER PIPE AND METER SIZES

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	34	32	27	25	22	19	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



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	165
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"	11.0 WSFU
1/2"	3.0 WSFU

LEGEND

- COLD WATER ASTM-B88 COPPER PIPE
- HOT WATER ASTM-B88 COPPER PIPE

NOTES:

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

- THE WATER SUPPLY AND DISTRIBUTION SYSTEM'S 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.
- 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.

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



LUXURY INTEGRAL DESIGNS
RESIDENTIAL + 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

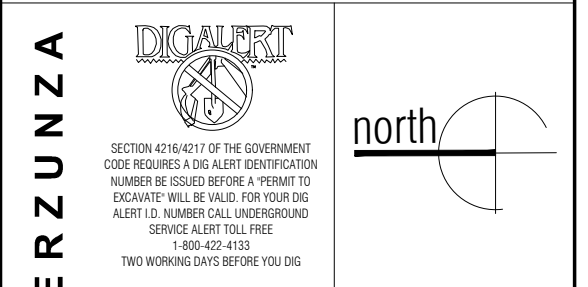
PROJECT ADDRESS:
TOLUCA RESIDENCE
405 E. TOLUCA
ORANGE, CA 92866
APN: 390-103-15
LOT: 12
BLOCK: D.W
ZONING: R-2-6
TRACT: 175

DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

REVISIONS:

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



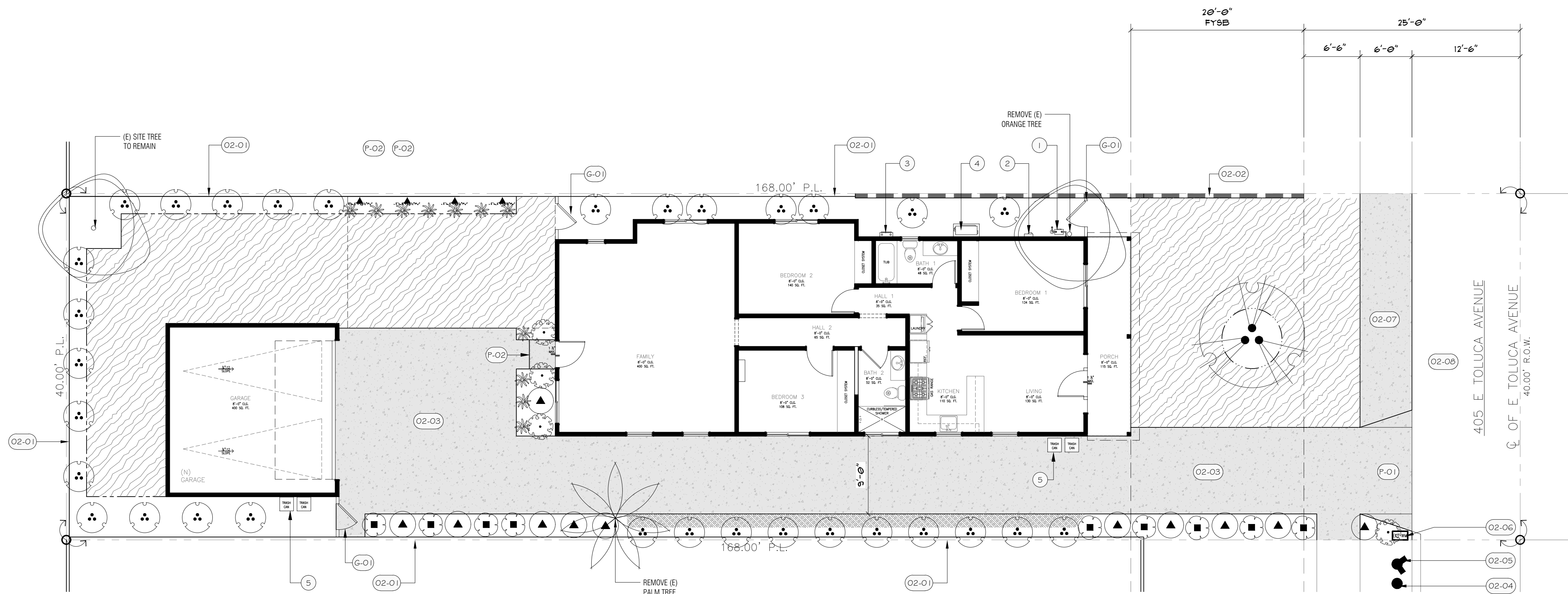
SECTION 414.04.01 OF THE GOVERNMENT CODE REQUIRES A DISASTER MITIGATION PLAN TO BE SUBMITTED WITH ALL PERMITS. THE PLAN SHALL BE REVIEWED BY THE COUNTY OF ORANGE AND SHALL BE APPROVED BY THE COUNTY ENGINEER. THE PLAN SHALL BE FILED WITH THE COUNTY ENGINEER'S OFFICE. THE PLAN SHALL BE REVIEWED BY THE COUNTY ENGINEER AND SHALL BE APPROVED BY THE COUNTY ENGINEER. THE PLAN SHALL BE REVIEWED BY THE COUNTY ENGINEER AND SHALL BE APPROVED BY THE COUNTY ENGINEER.

SHEET DESCRIPTION:
COVER SHEET

CS 000

DATE: 6-24-25 REV: 11-29-25

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



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 WH 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) CONC. TO REMAIN
02-08	(E) PAVING REF. TO ARCH'S PLANS

GATE

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

PAVING

P-01	PROPOSED APPROACH BY OTHERS *REF. TO ARCH'S PLAN
P-02	LANDING

LANDSCAPE TABULATION:

FRONT YARD 40% MIN. LANDSCAPE AREA	
FRONT YARD:	800 SF (1.00%)
(E) HARDSCAPE / DRIVEWAY:	210 SF
(N) LANDSCAPE:	590 SF
LANDSCAPE REQUIRED: 480 SF (60%) < PROVIDED: 590 SF (74%)	

PLANTING NOTES

TREE OVERHANG NOTE:
OWNER TO MAINTAIN ALL TREES AND SHRUBS 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

- CONTRACTOR SHALL VERIFY ALL SHRUB QUANTITIES AND SIZES BY PLAN CHECK. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES AND SIZE AS SHOWN ON PLAN.
- CONTRACTOR TO COORDINATE APPROVALS. CONTRACTOR SHALL REMOVE ALL GROWER STAKES, TAGS AND RIBBONS.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AND DIRECT ALL WATER SO AS TO PREVENT STANDING WATER.
- NO SHRUBS SHALL BE PLANTED THAT WILL CREATE A VISUAL OBSTRUCTION TO SIGHT LINE OF VEHICLE TRAFFIC.
- TREES PLANTED IN LANDSCAPE AREAS OF LESS THAN 4' IN WIDTH SHALL BE INSTALLED WITH AN APPROVED ROOT BARRIERS.
- LANDSCAPE DESIGNER RESERVES THE RIGHT TO REFUSE PLANTS DELIVERED TO THE SITE THAT ARE SUBSTANDARD. REPLACEMENT PLANTS ARE TO BE SUPPLIED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- PLANT CROWN TO BE 1' ABOVE ADJACENT GRADE FOR TREES AND SHRUBS. PLANTS SHALL BE HEALTHY, VIGOROUS AND TRUE TO SPECIES AND VARIETY AS SHOWN IN THE LEGEND.
- NO PLANT SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION OF V3 STUDIO BERZUNZA.
- 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.
- ALL SHRUBS SHALL BE PLACED ON THE SITE PER THE PLANS AND ADJUSTED IN THE FIELD BY THE LANDSCAPE DESIGNER PRIOR TO INSTALLATION.
- SOIL PREPARATION AND BACKFILL FOR ALL PLANTING AREAS SHALL BE PER NURSERY RECOMMENDATIONS AND DETAILS.
- 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	11
		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	31
		LAVANDULA OFFICINALIS / ENGLISH LAVENDER	5 GAL	1'-2" H X 3'-4" W	LOW 0.1 - 0.3	11



	SALVIA GREGGII / AUTUMN SAGE	5 GAL	2' H X 2'-3" W	LOW 0.1 - 0.3	9
	WESTRINGIA FRUTICOSA / MUNDI™ COAST ROSEMARY	5 GAL	1'-2" H X 3'-4" W	LOW 0.1 - 0.3	4



PHOTO	SYMBOL	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE	WATER	SPACING	QTY
		CYNODON X 'TIFGREEN 328' / TIFGREEN 328 BERMUDAGRASS	SOD		LOW 0.1 - 0.3		1,542 SF
		SENECIO VITALIS 'SERPENTS' / SERPENTS BLUE CHALK FINGERS	FLAT	1" H X W	LOW 0.1 - 0.3	12" o.c.	6 FLATS

PLANTING PLAN

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



LUXURY INTEGRAL DESIGNS
RESIDENTIAL + 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
BLOCK: D.W
ZONING: R-2-6
TRACT: 175

DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

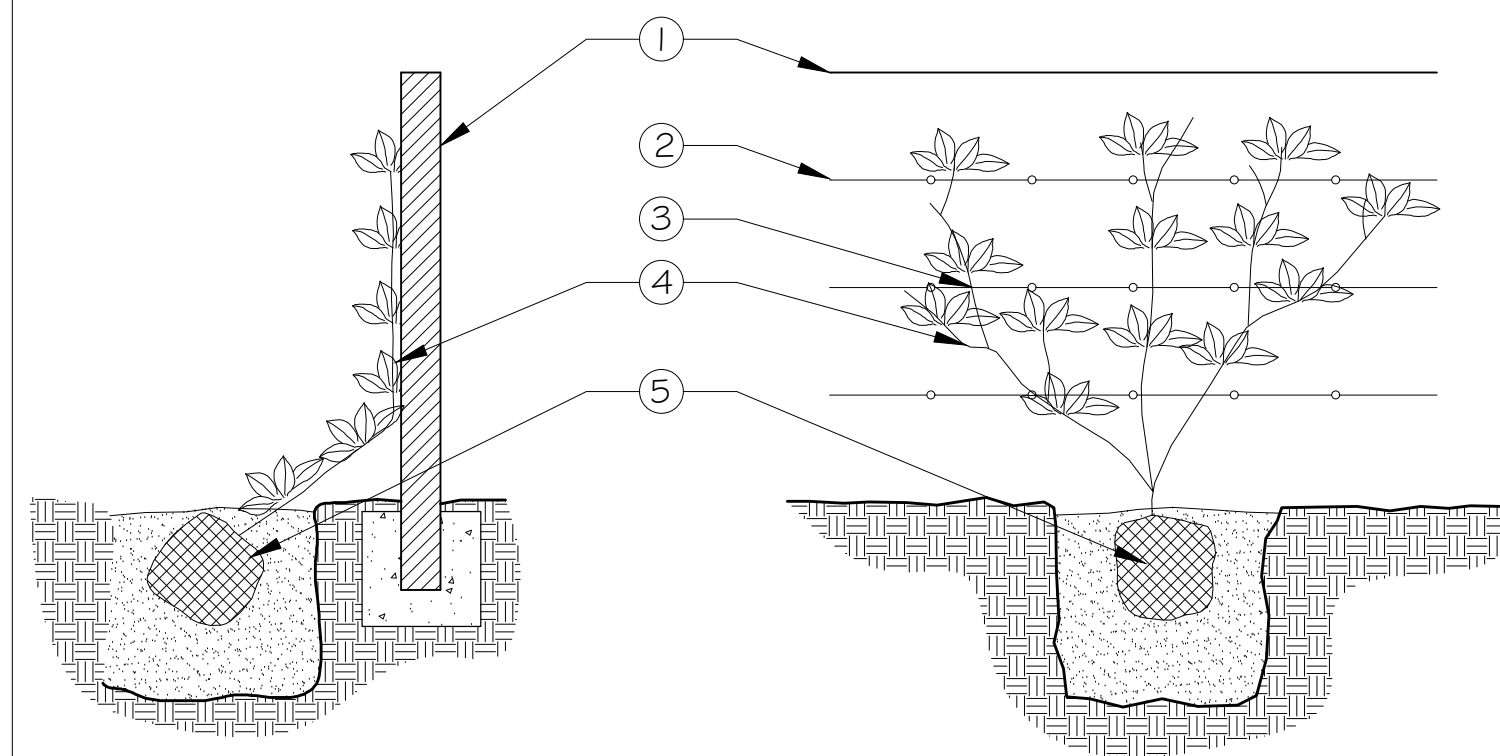
REVISIONS:

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

© V3 STUDIO BERZUNZA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS AND THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED PERMISSION & CONSENT OF V3 STUDIO BERZUNZA. THESE DOCUMENTS ARE INTENDED TO ONLY COMMUNICATE DESIGN INTENT AND SHALL NOT BE USED TO COMMUNICATE ANY CONSTRUCTION MEANS, METHODS, TECHNIQUE, SEQUENCE OR PROCEDURES, OR FOR SAFETY PRECAUTION IN CONNECTION WITH THE PROJECT.

SHEET DESCRIPTION:
PLANTING / SITE PLAN

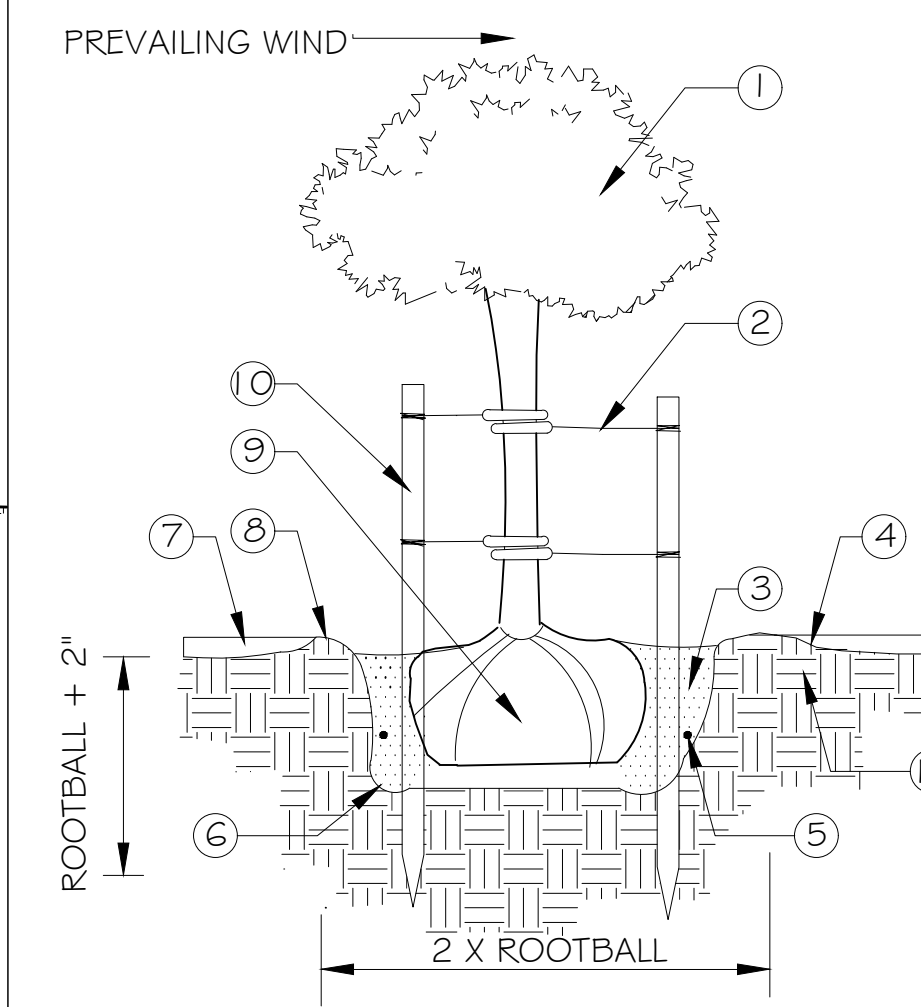
L 100
DATE: 6-24-25 REV: 11-29-25



- ① PROPERTY BLOCK WALL
- ② FOR ESPALIER MATERIAL ON WALLS: ATTACH STAINLESS STEEL WIRES TO THE WALL @ 24" O.C. SPACING W/ EYE SCREWS 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

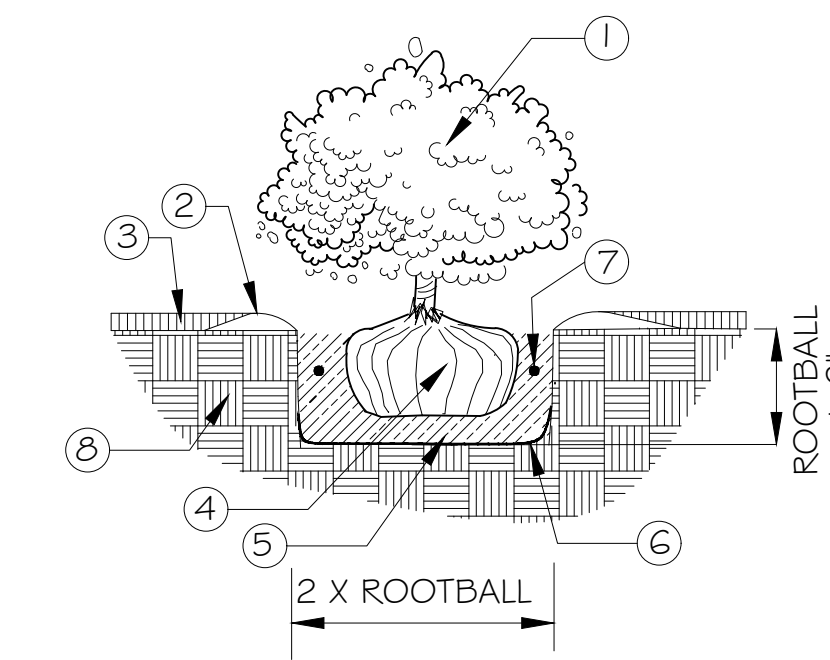


- ① TYPICAL CONTAINER TREE
- ② 36" V.I.T. TWIST-BRACE OR APPROVED EQUAL
- ③ BACKFILL MIX PER SPEC'S
- ④ FINISH GRADE
- ⑤ FERTILIZER TABS. QTY. PER SPEC'S.
- ⑥ SCARIFIED PLANTING PIT
- ⑦ 3" ORGANIC MULCH TO EDGE OF PLANT PIT PER SPEC'S.
- ⑧ DRAIN BASIN
- ⑨ ROOTBALL
- ⑩ LODGE POLES STAKE (24" BOX #36" 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

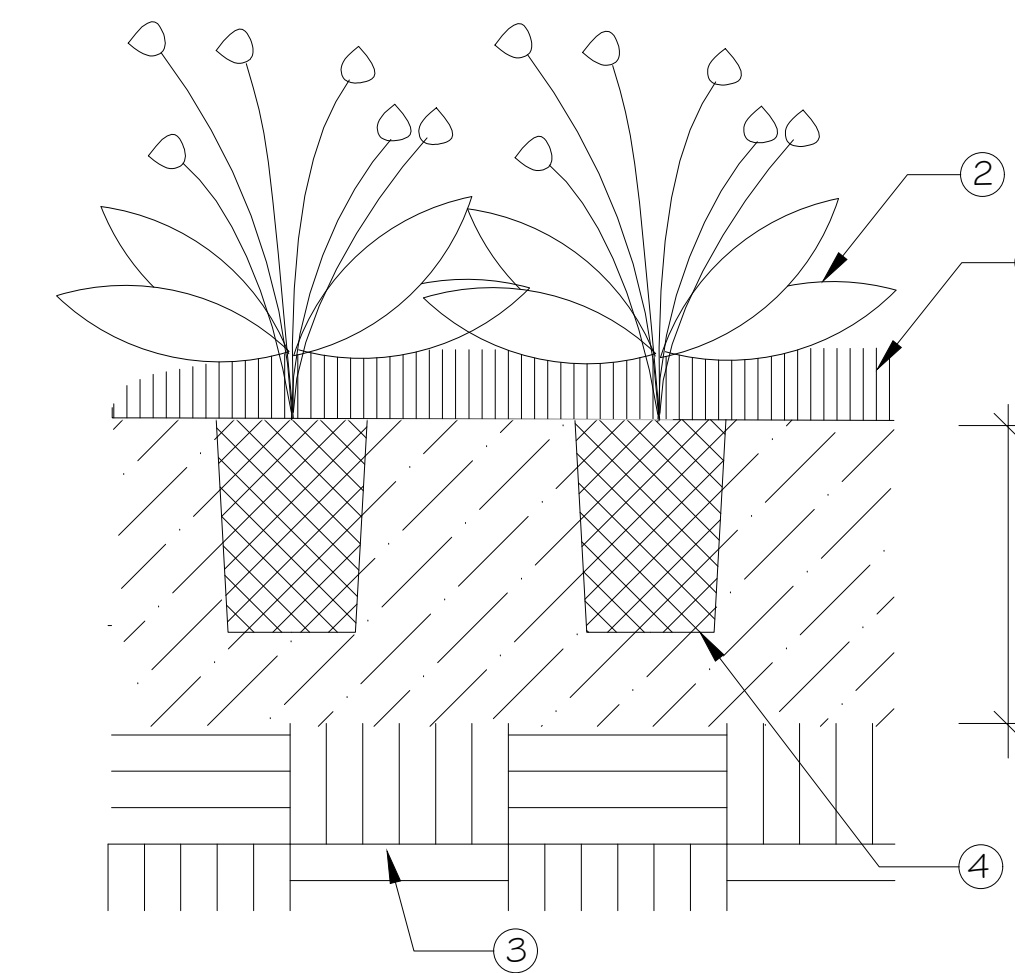


- ① TYPICAL SHRUB
- ② 4" HIGH WATER BASIN
- ③ 3" ORGANIC MULCH TO EDGE OF PLANT PIT PER SPEC'S.
- ④ ROOT BALL
- ⑤ COMPACTED BACKFILL MIX PER SPEC'S.
- ⑥ SCARIFIED PLANTING PIT
- ⑦ FERTILIZER TABS. QTY. PER. SPEC'S.
- ⑧ NATIVE SOIL

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

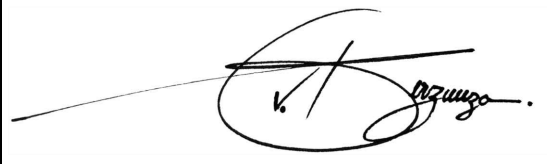


LUXURY INTEGRAL DESIGNS
RESIDENTIAL + LANDSCAPE + INTERIORS

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
BLOCK: D.W
ZONING: R-2-6
TRACT: 175

DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

REVISIONS:

No.	DATE	DESCRIPTION
PROJECT: 0X.00X.25		
1		

© V3 STUDIO BERZUNZA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS AND THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED PERMISSION & CONSENT OF V3 STUDIO BERZUNZA. THESE DOCUMENTS ARE INTENDED TO ONLY COMMUNICATE DESIGN INTENT AND SHALL NOT BE USED TO COMMUNICATE ANY CONSTRUCTION MEANS, METHODS, TECHNIQUE, SEQUENCE OR PROCEDURES, OR FOR SAFETY PRECAUTION IN CONNECTION WITH THE PROJECT.

SHEET DESCRIPTION:
PLANTING DETAIL

L 101

DATE: 6-24-25 REV: 11-29-25

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 x 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

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

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 x irrigation efficiency
LA = total (site wide) landscape area in square feet
SLA = total special landscape area

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 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 (ET_o): 49.7 Landscape Area Sector Type 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	303	72.72	2,239
2	LW	FULL SUN	0.2	BUBBLER	0.77	0.25	155	40.04	1,233
3	LW	FULL SUN	0.2	MSMT	0.76	0.26	1,540	397	12,227
4									
5									
6									
7									
8									
9									
10									
11									
12									

Average	Total	Total
.25	1,998	509.76

Average ETAF for Regular Landscape Areas* (circle one): In Compliance In Compliance Not In Compliance

Special Landscape Area									
SLA-1									
SLA-2									
SLA-3									
SLA-4									
SLA-5									

ETWU = (ETo) (0.62) (ETAF x LA)
= (49.7) (0.62) (509.76)
= (30.80) (509.76)
= 15,700 G.P.Y.

MAWA = (ETo) (0.62) [(ETAF x LA) + (1-ETAF x SLA)]
= (49.7) (0.62) [(0.55 x 1,998) + (1-.55 x 0)]
= (30.80) (1,098.90)
= 33,846 G.P.Y.

Totals: **Total Landscape Area** 1,998
Site wide ETAF .25
ETWU Total 15,700
Maximum Allowed Water Allowance (MAWA)^f 33,846

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

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 _____ (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.

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

Signature: [Signature] License Number: LA # 3308
Address: 5000 BIRCH ST, STE. 3000 NEWPORT BEACH CA 92660

Telephone: (949) 368-3369 E-mail Address: DAVID@STUDIOBERZUNZA.COM

Landscape Design Professional's Stamp (If applicable)
[Stamp: DAVID MIERTSCHIN, LICENSE # 3308, STATE OF CALIFORNIA]

(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)
[Stamp: DAVID MIERTSCHIN, LICENSE # 3308, STATE OF CALIFORNIA]



LUXURY INTEGRAL DESIGNS
RESIDENTIAL + LANDSCAPE + INTERIORS

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

t: 714.795.8080
e: vladimir@studioberzunza.com

STUDIOBERZUNZA.COM

[Signature]

VLADIMIR BERZUNZA
PRINCIPAL VISIONARY DESIGNER

PROJECT ADDRESS:

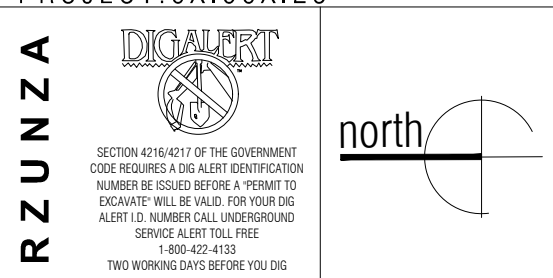
TOLUCA RESIDENCE
405 E. TOLUCA
ORANGE, CA 92866
APN: 390-103-15
LOT: 12
BLOCK: D.W
ZONING: R-2-6
TRACT: 175

DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

REVISIONS:

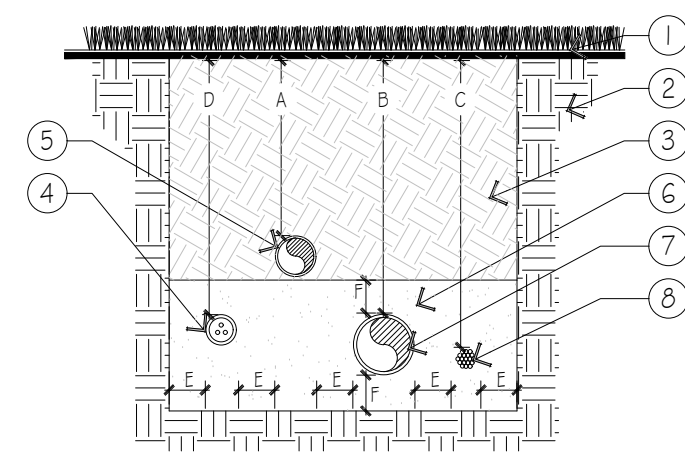
No. DATE DESCRIPTION
PROJECT: 0X.00X.25



SECTION 91000 - IRRIGATION
SECTION 91000 - IRRIGATION
SECTION 91000 - IRRIGATION
SECTION 91000 - IRRIGATION
SECTION 91000 - IRRIGATION
SECTION 91000 - IRRIGATION
SECTION 91000 - IRRIGATION
SECTION 91000 - IRRIGATION
SECTION 91000 - IRRIGATION
SECTION 91000 - IRRIGATION

SHEET DESCRIPTION:
IRRIGATION FORMS

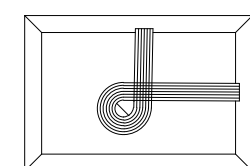
L 201



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

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

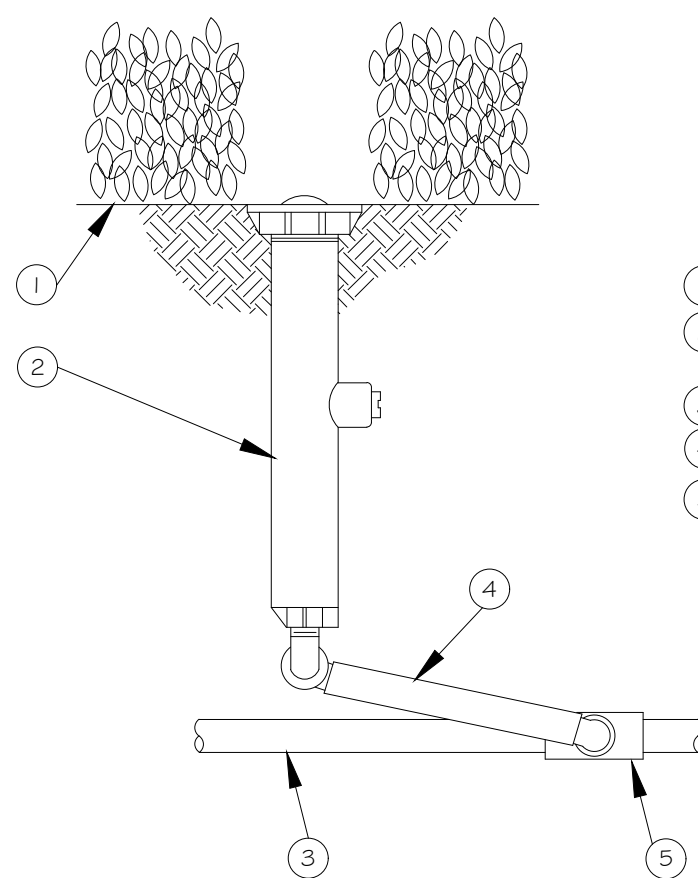
WIRE W/O CONDUIT PLAN VIEW - N.T.S.



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

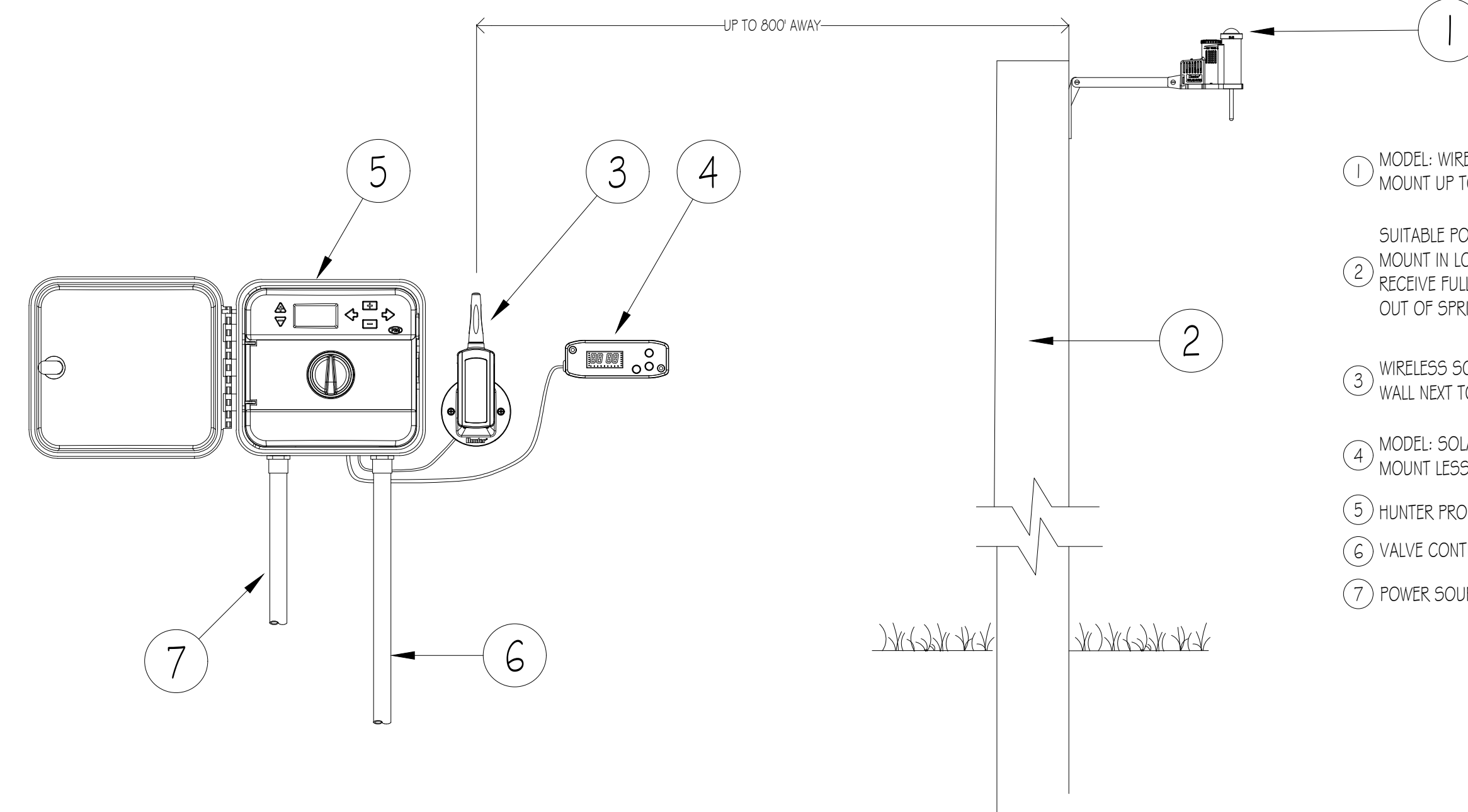
NOTE: ALL PLASTIC PIPING SHALL BE SNAKED IN TRENCH. BUNDLE WIRING AND WRAP WITH TAPE AT TEN FOOT INTERVALS. ALL MAINLINE PIPING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION SPECIFICATIONS.

G PIPE & WIRE TRENCHING



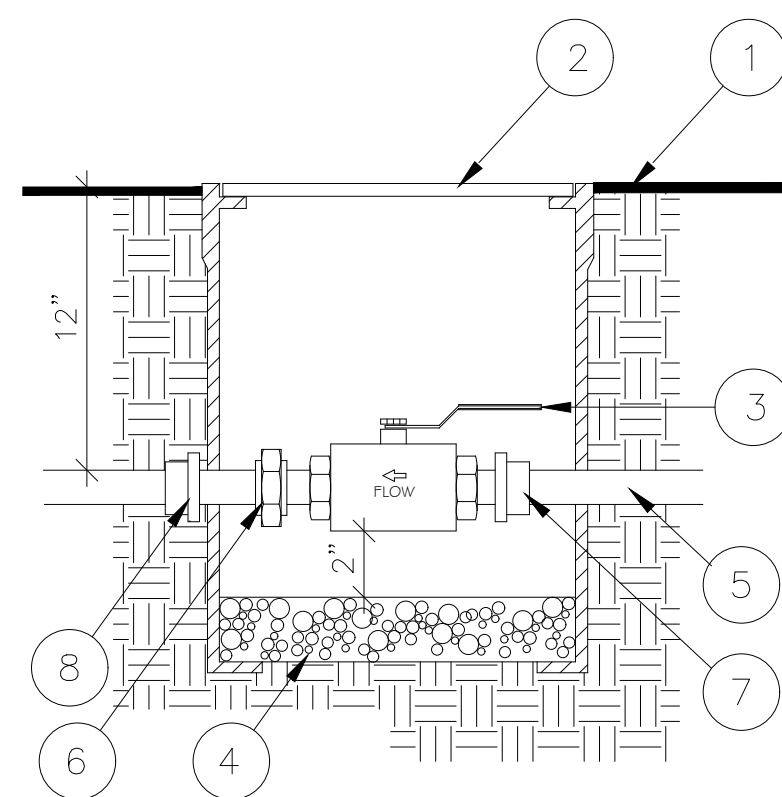
1. FINISH GRADE/TOP OF MULCH
2. POP-UP SPRAY SPRINKLER: RAIN BIRD 1806 WITH RAIN BIRD ROTARY NOZZLE
3. PVC LATERAL PIPE
4. SWING ASSEMBLY: RAIN BIRD MODEL 9A 6050
5. PVC SCH 40 TEE OR ELL

E 1806 POP-UP SPRAY SPRINKLER W/ ROTARY NOZZLE



1. MODEL: WIRELESS SOLAR SYNC SENSOR. MOUNT UP TO 800' FROM RECEIVER
- 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
2. WIRELESS SOLAR SYNC RECEIVER MOUNTED ON THE WALL NEXT TO THE CONTROLLER
3. MODEL: SOLAR SYNC MODULE MOUNT LESS THAN 6' AWAY FROM CONTROLLER
4. HUNTER PRO-C CONTROLLER
5. VALVE CONTROL WIRE CONDUIT
6. POWER SOURCE

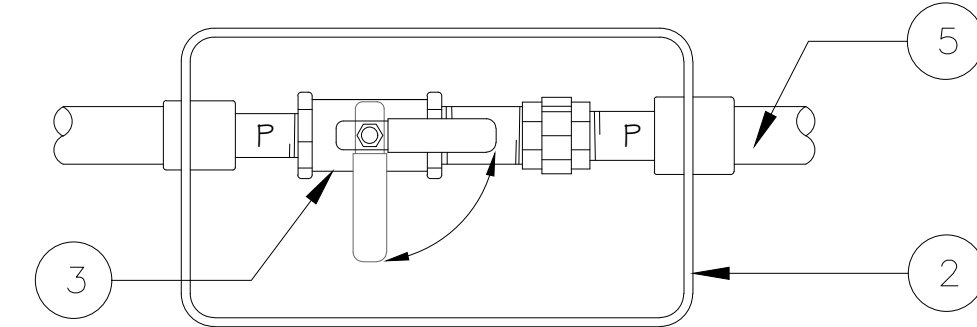
A WIRELESS SOLAR SYNC SYSTEM



LEGEND

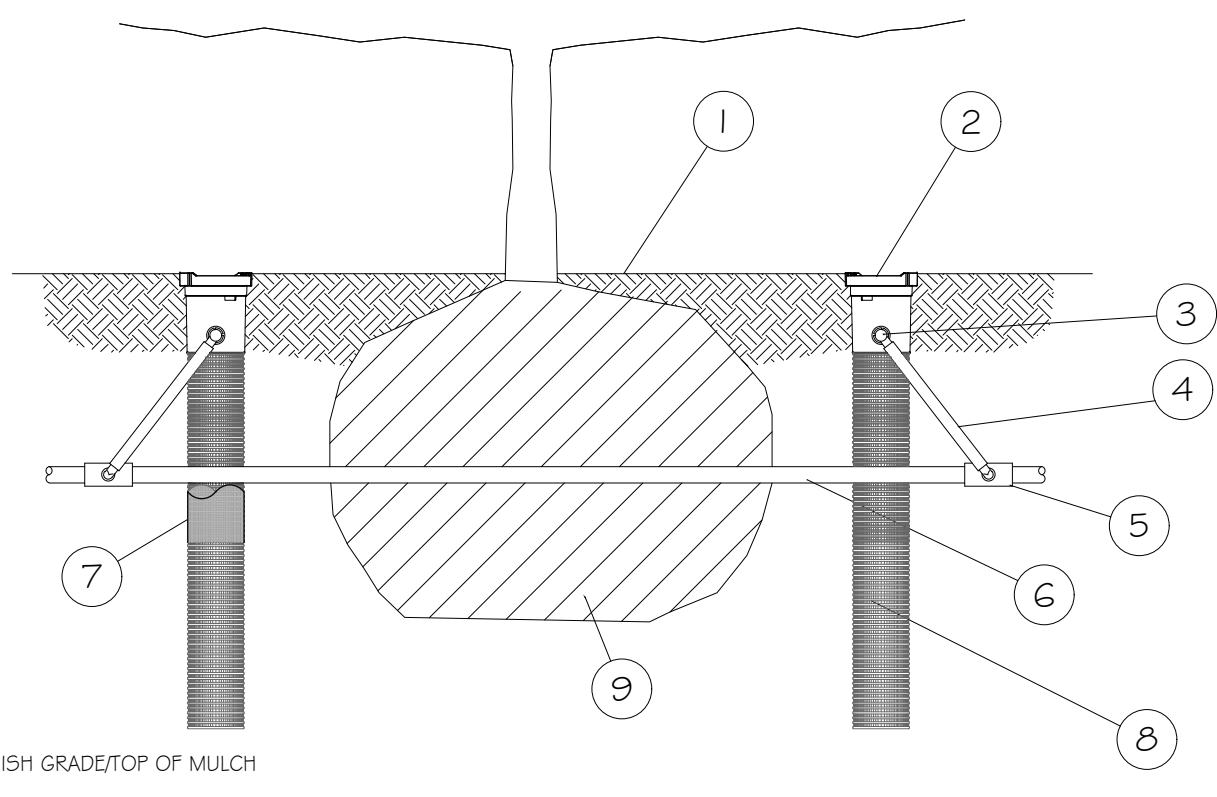
1. FINISH GRADE
2. PLASTIC VALVE BOX WITH LOCKING LID MARKED "B.V."
3. BALL VALVE - PER LEGEND
4. ONE CUBIC FT. OF 1" CRUSHED ROCK
5. PRESSURE SUPPLY LINE
6. SCH 80 PVC UNION
7. SCH 80 NIPPLE
8. SCH 80 PVC COUPLING 4 T.O.E NIPPLES

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.

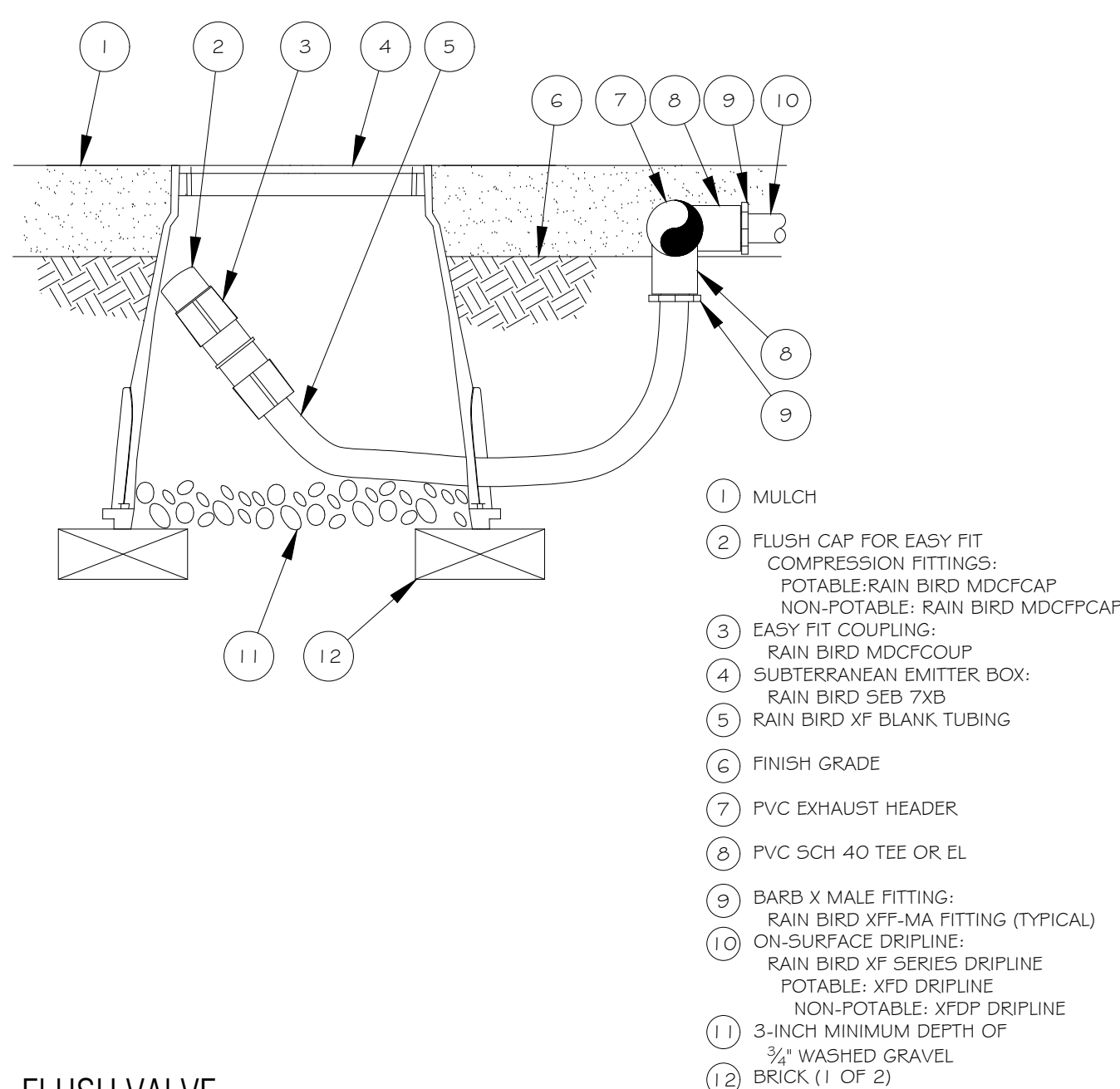
H BALL VALE - PER SCHEDULE



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-I 25050 OR
5. 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
6. PVC SCH 40 TEE OR ELL
7. PVC OR POLYETHYLENE LATERAL PIPE
8. OPTIONAL SOCK (RWS-SOCK) FOR SANDY SOILS
9. 4" (10.2 CM) WIDE X 18" (45.7 CM) LONG RIGID BASKET WEAVE CANISTER (INCLUDED)

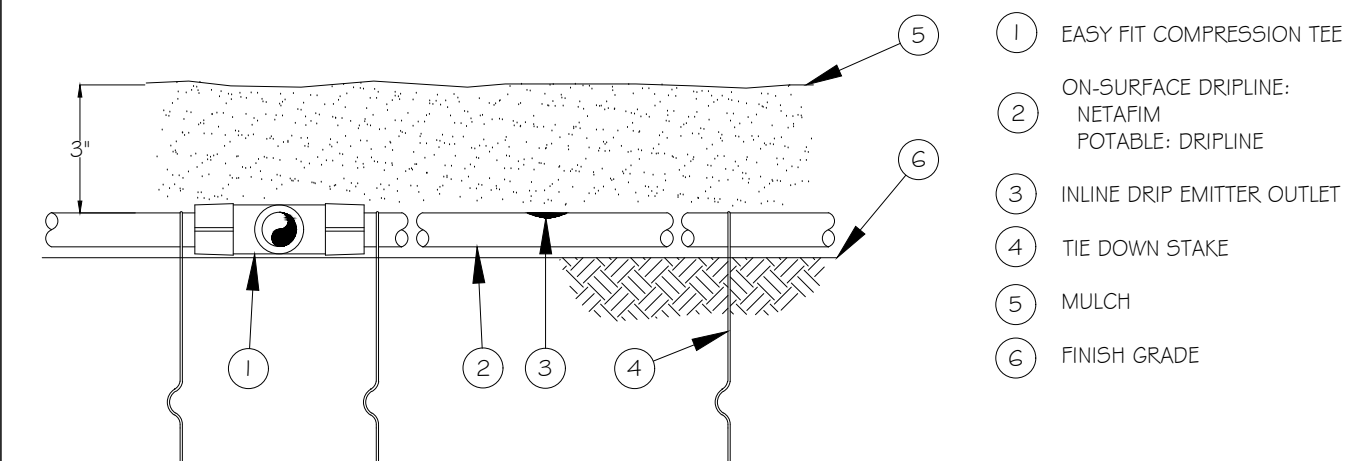
NOTES:
 1. POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK OR THE TOP OF MULCH
 2. INSTALL PRODUCT WITH TOP EVEN WITH FINISH GRADE
 3. RWS-M SERIES AVAILABLE IN THE FOLLOWING MODELS: RWS-M-B-C-1401: 0.25 GPM (0.95 L/M), CHECK VALVE RWS-M-B-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 GAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE: RAIN BIRD MDCFCAP NON-POTABLE: RAIN BIRD MDCPCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCAP
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 ELL
9. BARB X MALE FITTING: RAIN BIRD XFM-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON-POTABLE: XFP DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
12. BRICK (1 OF 2)

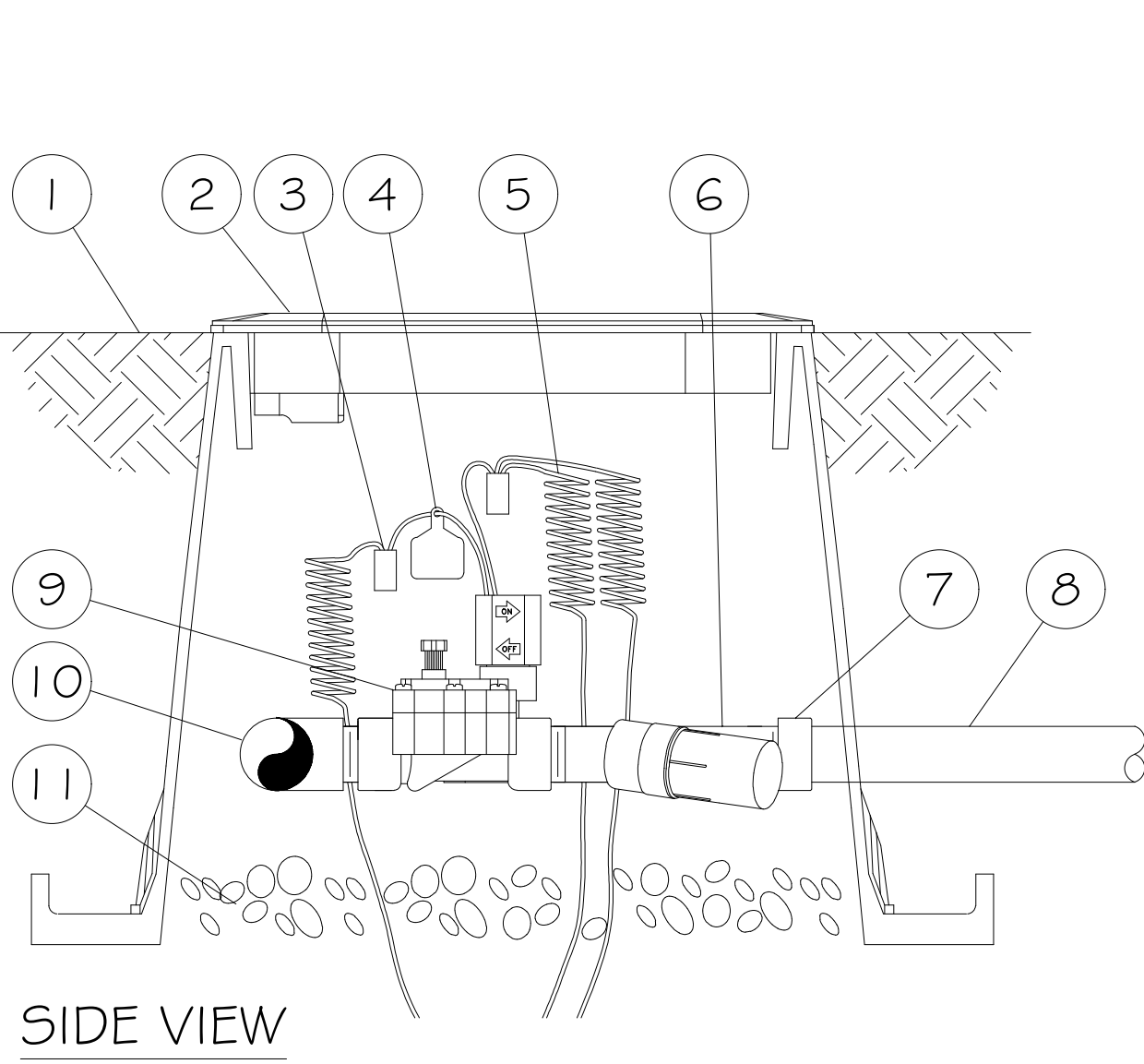
CH FLUSH VALVE



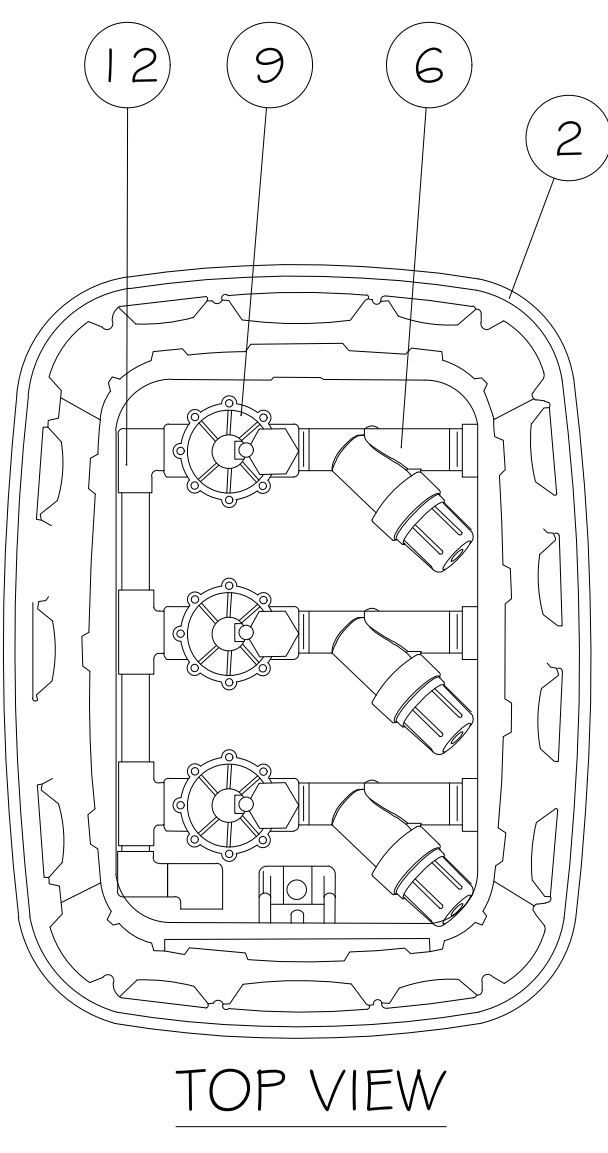
1. EASY FIT COMPRESSION TEE
2. ON-SURFACE DRIPLINE: NETAFIM POTABLE: DRIPLINE
3. INLINE DRIP EMITTER OUTLET
4. TIE DOWN STAKE
5. MULCH
6. FINISH GRADE

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 TREES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

C SURFACE DRIPLINE @ GRADE



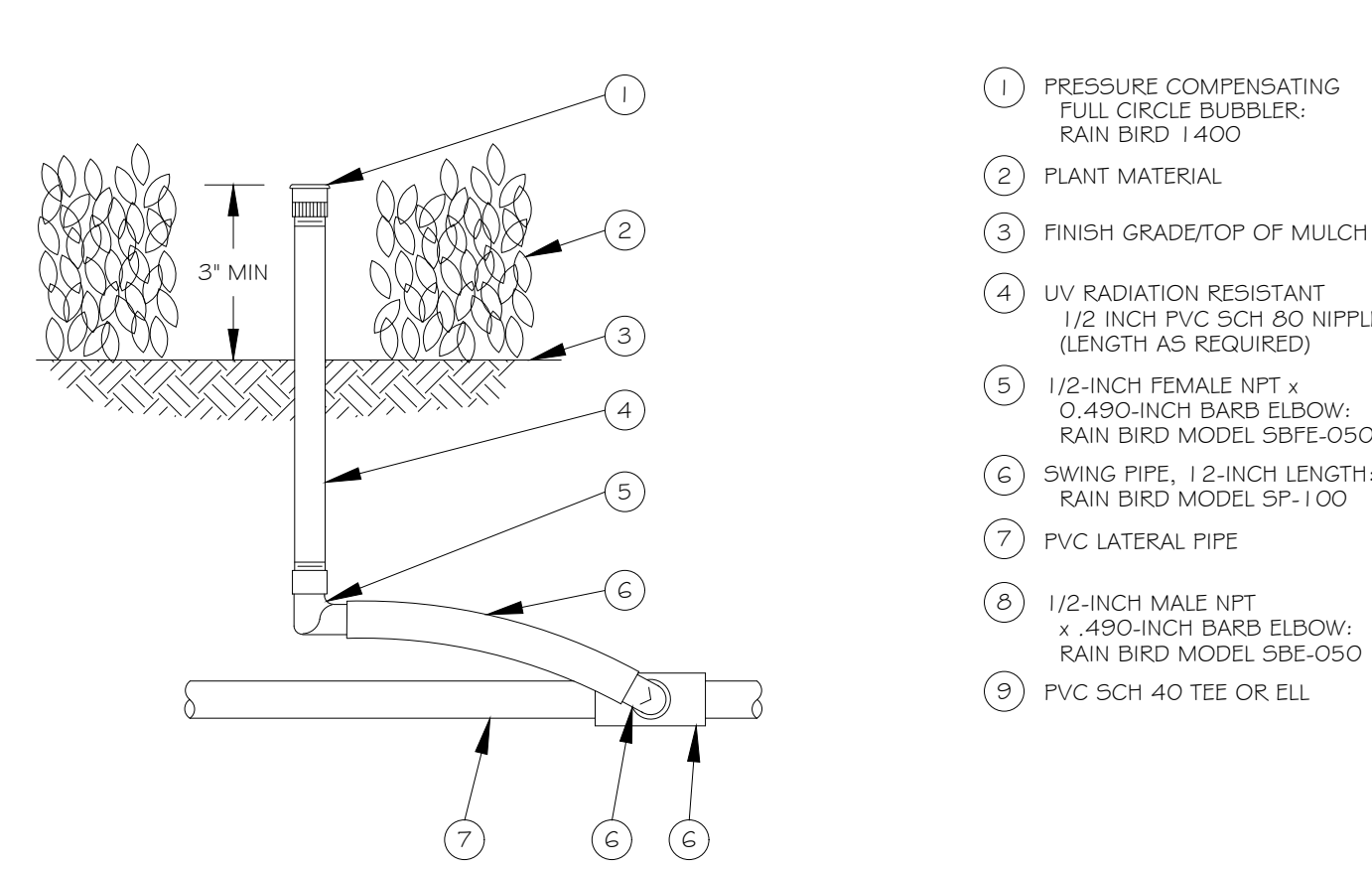
SIDE VIEW



TOP VIEW

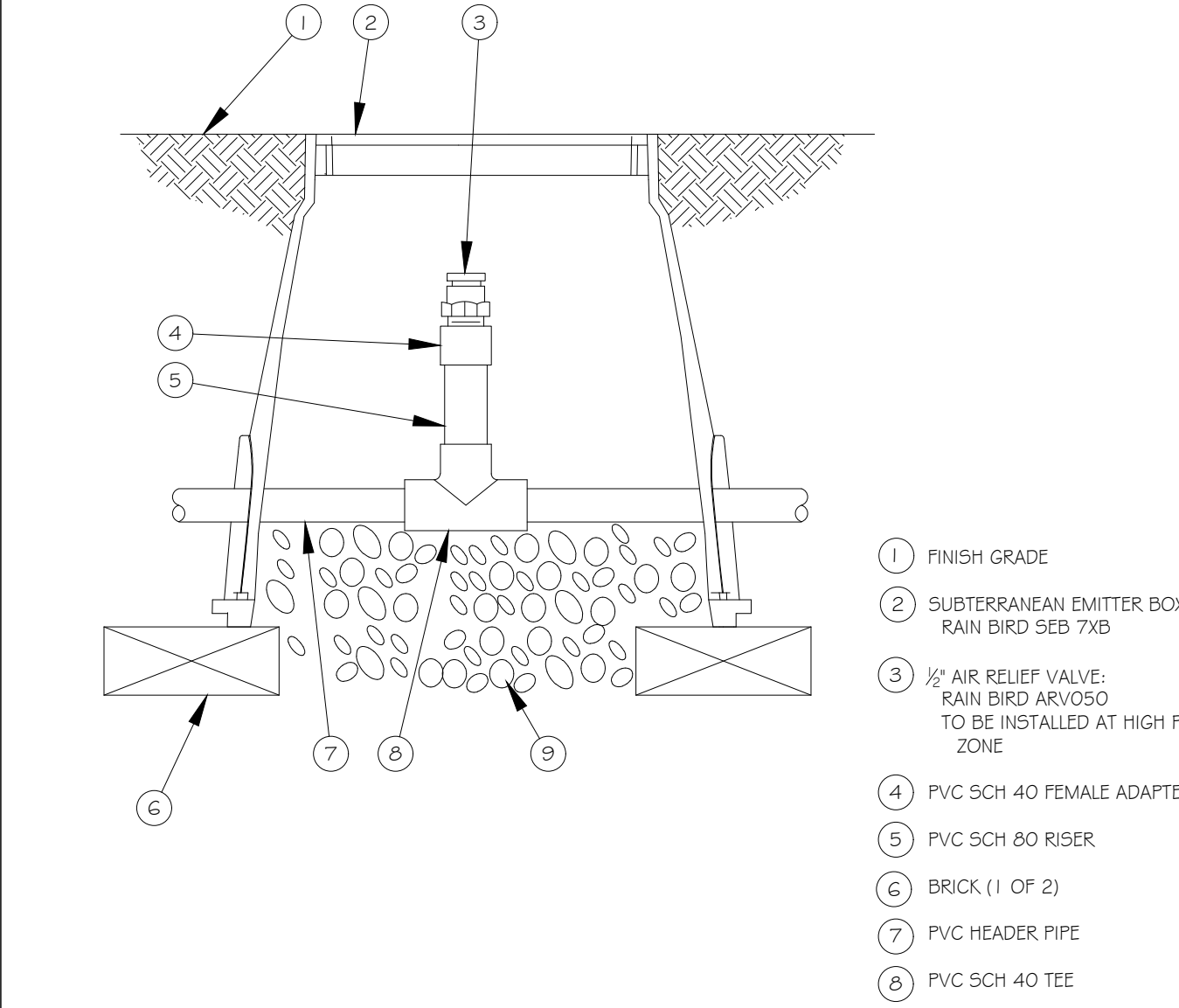
1. FINISH GRADE
2. STANDARD VALVE BOX WITH COVER: RAIN BIRD VB-5TD
3. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
4. VALVE ID TAG
5. 30-INCH LINEAR LENGTH OF WIRE, COILED
6. PRESSURE REGULATING FILTER: RAIN BIRD PRF-075-RBY (INCLUDED IN XCZ-075-PRF KIT)
7. PVC SCH 40 FEMALE ADAPTOR
8. LATERAL PIPE
9. 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 0.490-INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
6. SWING PIPE, 1 1/2-INCH LENGTH: RAIN BIRD MODEL SF-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. 1/2" 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 3/4" WASHED GRAVEL

C AIR RELIEF VALVE

STUDIO BERZUNZA
 LUXURY INTEGRAL DESIGNS
 RESIDENTIAL + 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
 BLOCK: D.W
 ZONING: R-2-6
 TRACT: 175

DRAW BY:
 V. BERZUNZA
 CHECKED BY:
 V. BERZUNZA

REVISIONS:

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

SECTION AUTHORITY OF THE GOVERNMENT
 DOES NOT REQUIRE A SEAL OR SIGNATURE
 UNLESS SPECIFICALLY REQUIRED BY THE
 ALERT (E. NUMBER CAL. UNDERGROUND
 SERVICE AUTH. FILE
 1-800-423-4213
 THIS WORKING DRAWING BEING ISSUED

SHEET DESCRIPTION:
 PLANTING DETAILS

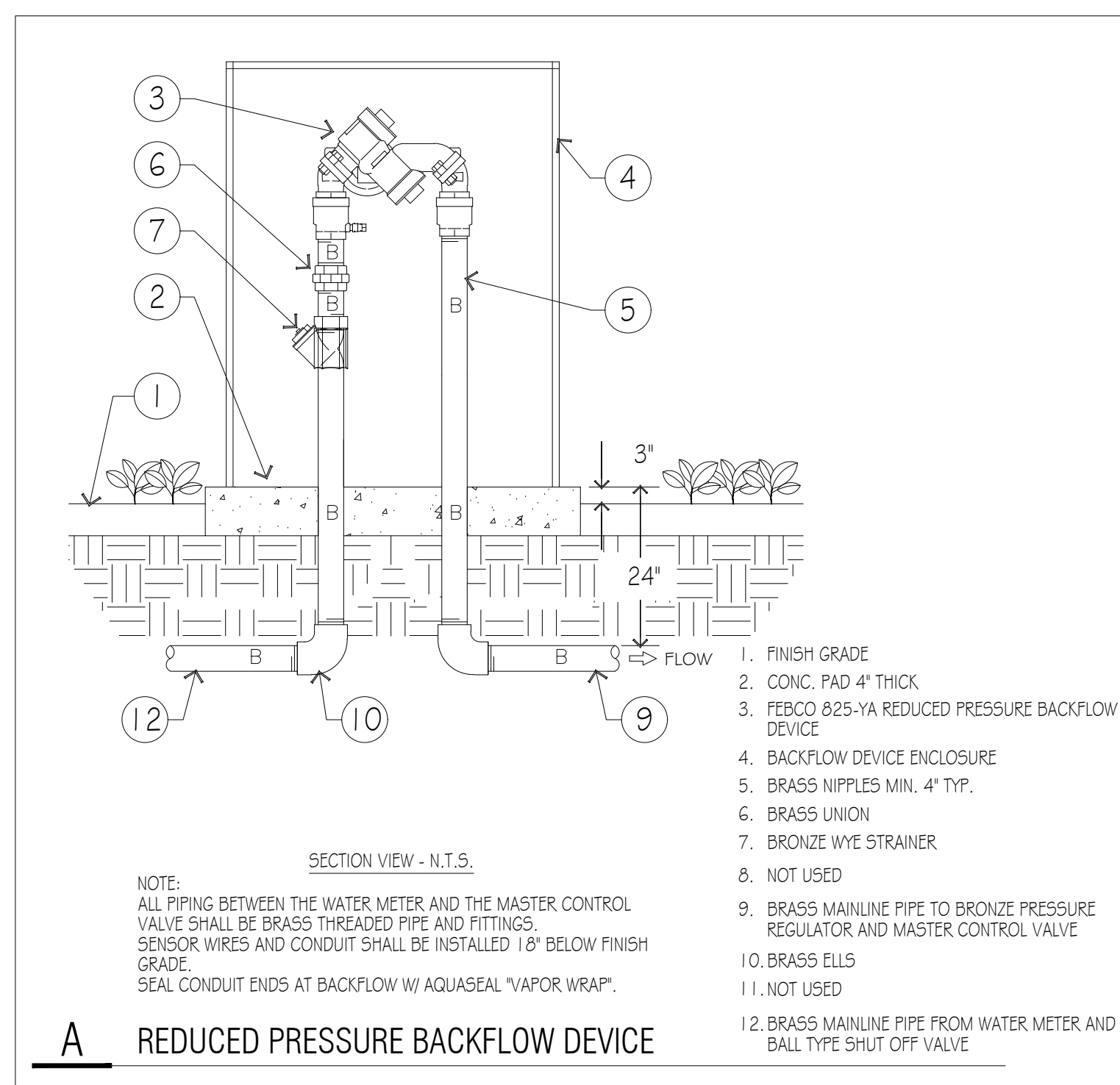
REVISIONS:

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

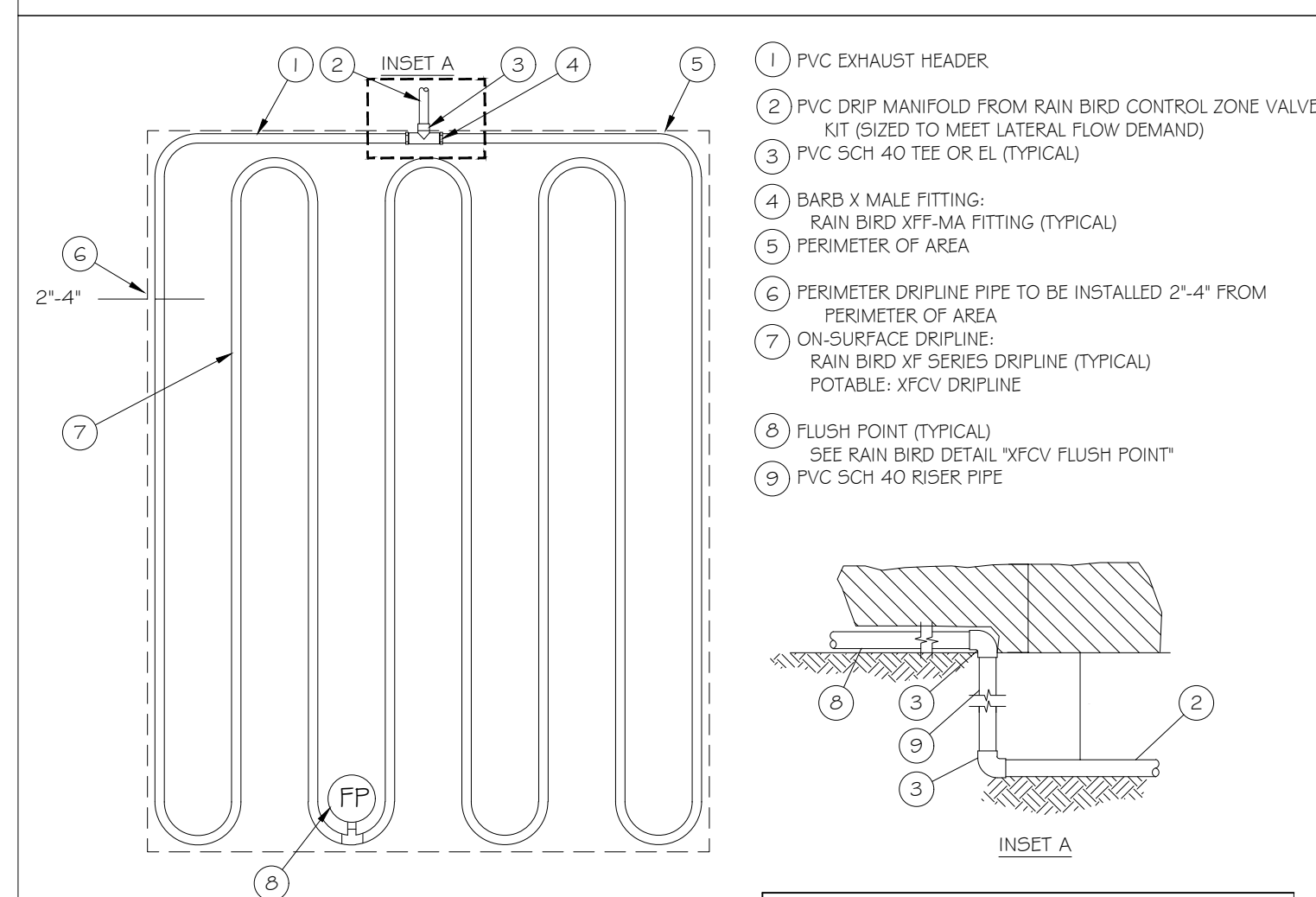
STUDIO BERZUNZA

© V3 STUDIO BERZUNZA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED PERMISSION & CONSENT OF V3 STUDIO BERZUNZA. THESE DOCUMENTS ARE INTENDED TO ONLY COMMUNICATE DESIGN INTENT AND SHALL NOT BE USED TO COMMUNICATE ANY CONSTRUCTION MEANS, METHODS, TECHNIQUE, SEQUENCE OR PROCEDURES, OR FOR SAFETY PRECAUTION IN CONNECTION WITH THE PROJECT.

SHEET DESCRIPTION:
PLANTING DETAILS



A REDUCED PRESSURE BACKFLOW DEVICE



NOTES:

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

Inlet Pressure psi	12\" Spacing		18\" Spacing	
	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)
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

PROJECT ADDRESS:
TOLUCA RESIDENCE
405 E. TOLUCA
ORANGE, CA 92866
APN: 390-103-15
LOT: 12
BLOCK: D.W
ZONING: R-2-6
TRACT: 175

DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

REVISIONS:

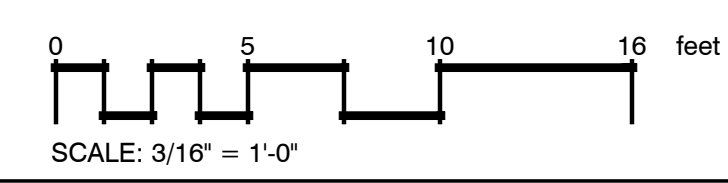
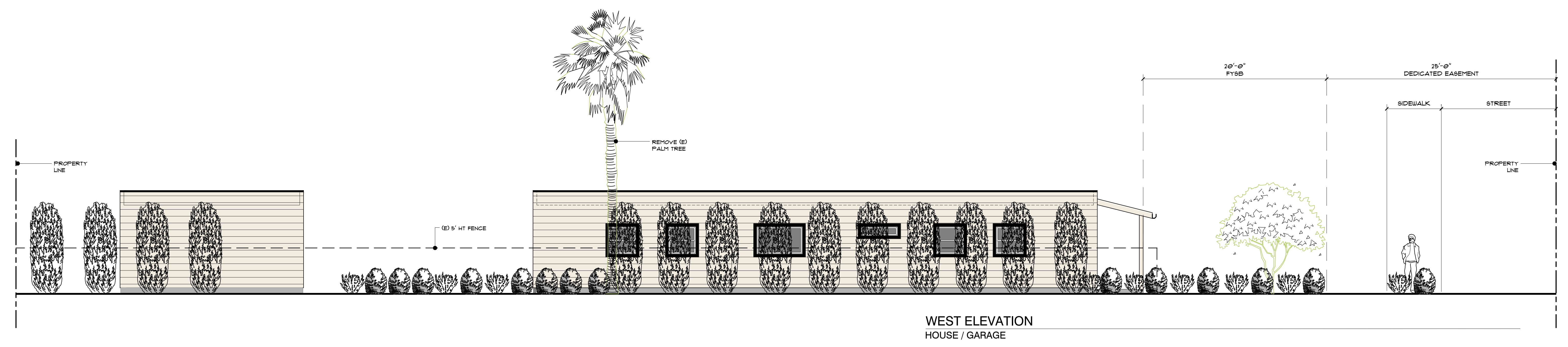
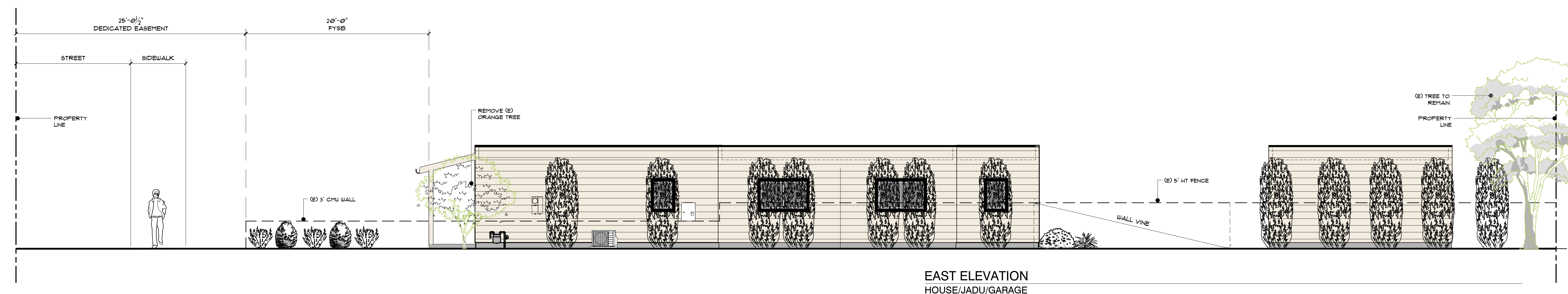
No.	DATE	DESCRIPTION
PROJECT: 0X.00X.25		

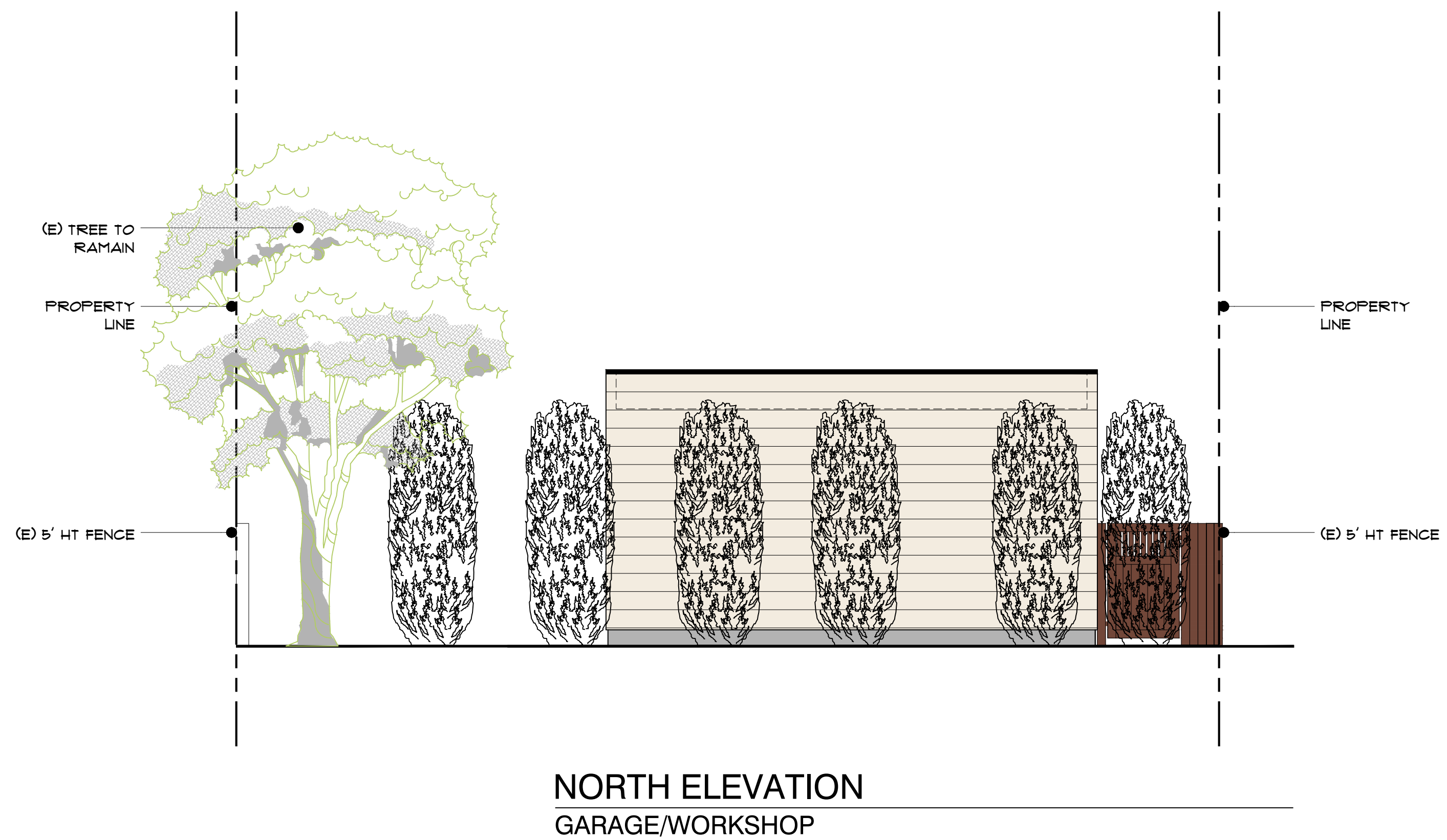
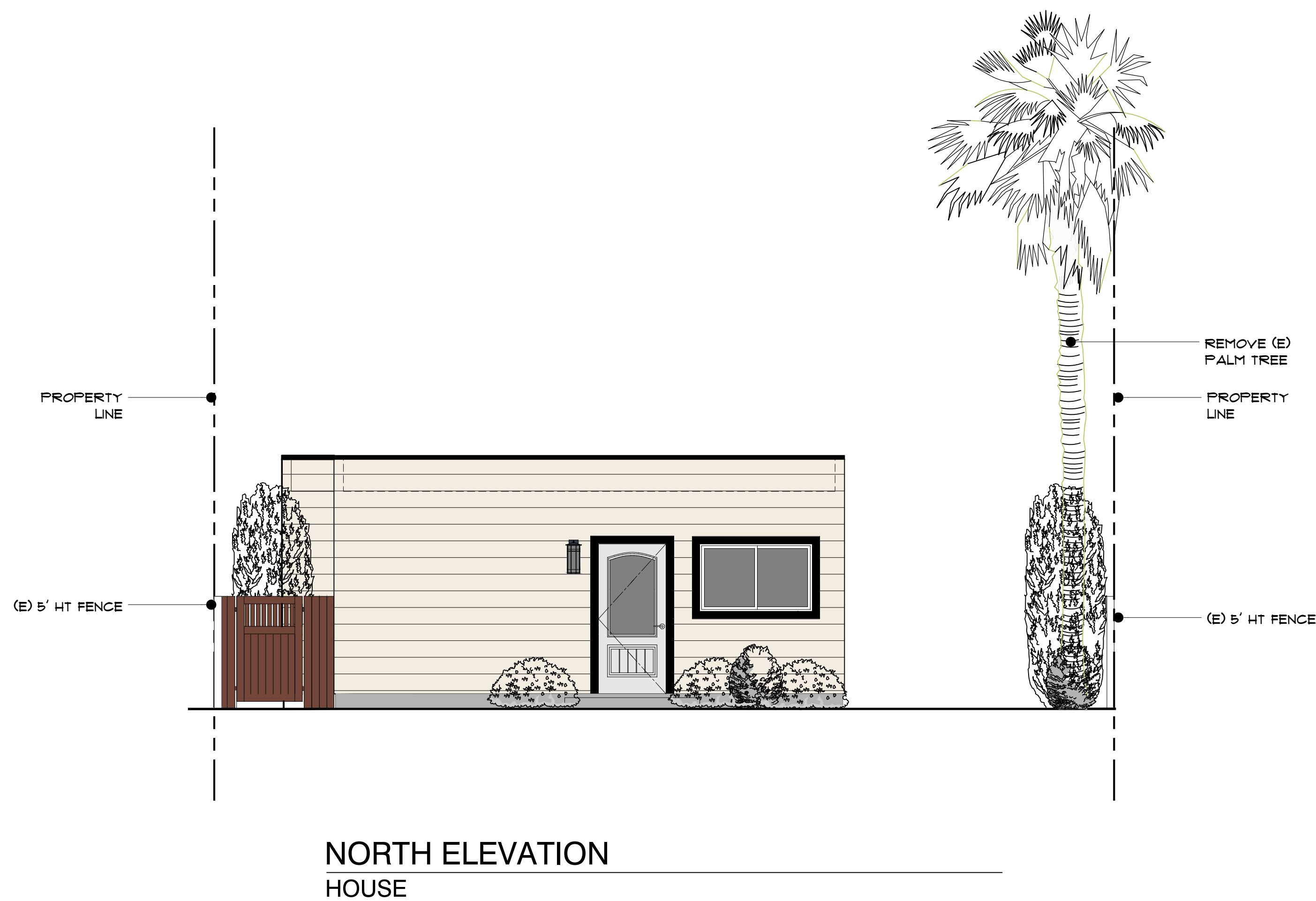
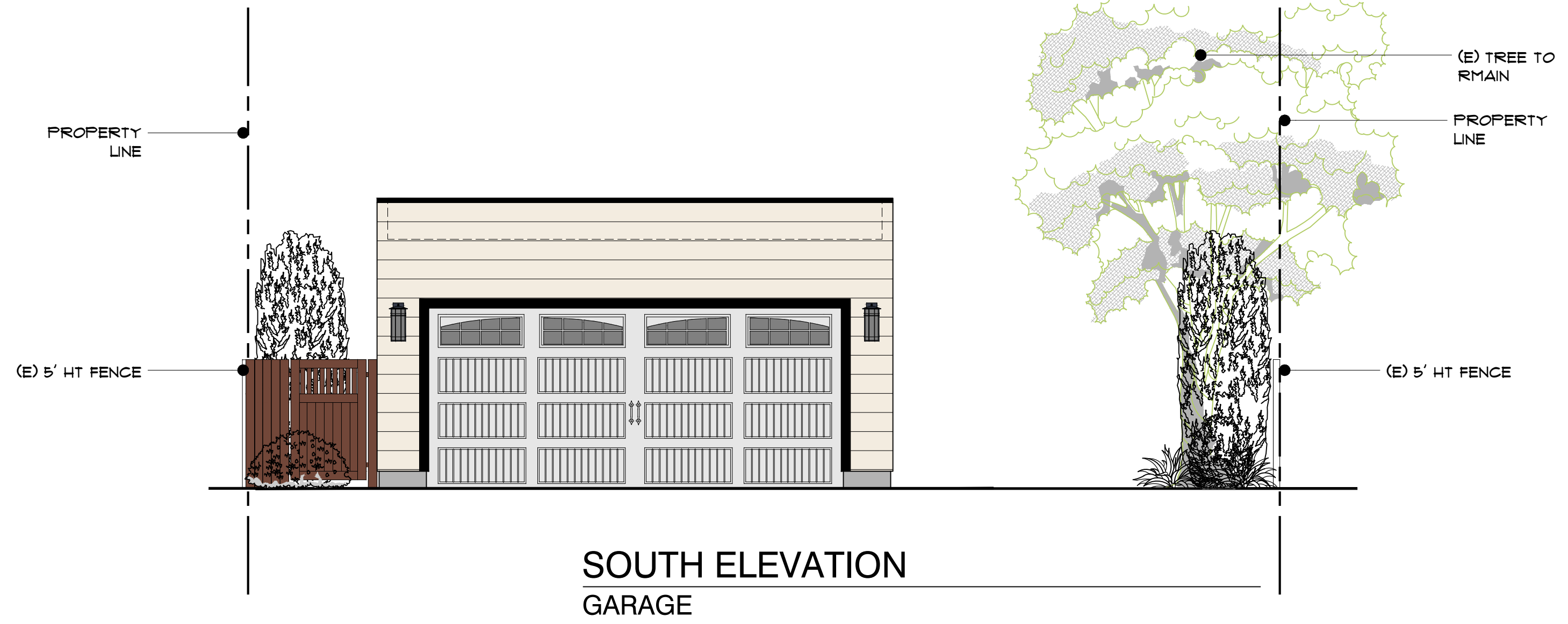
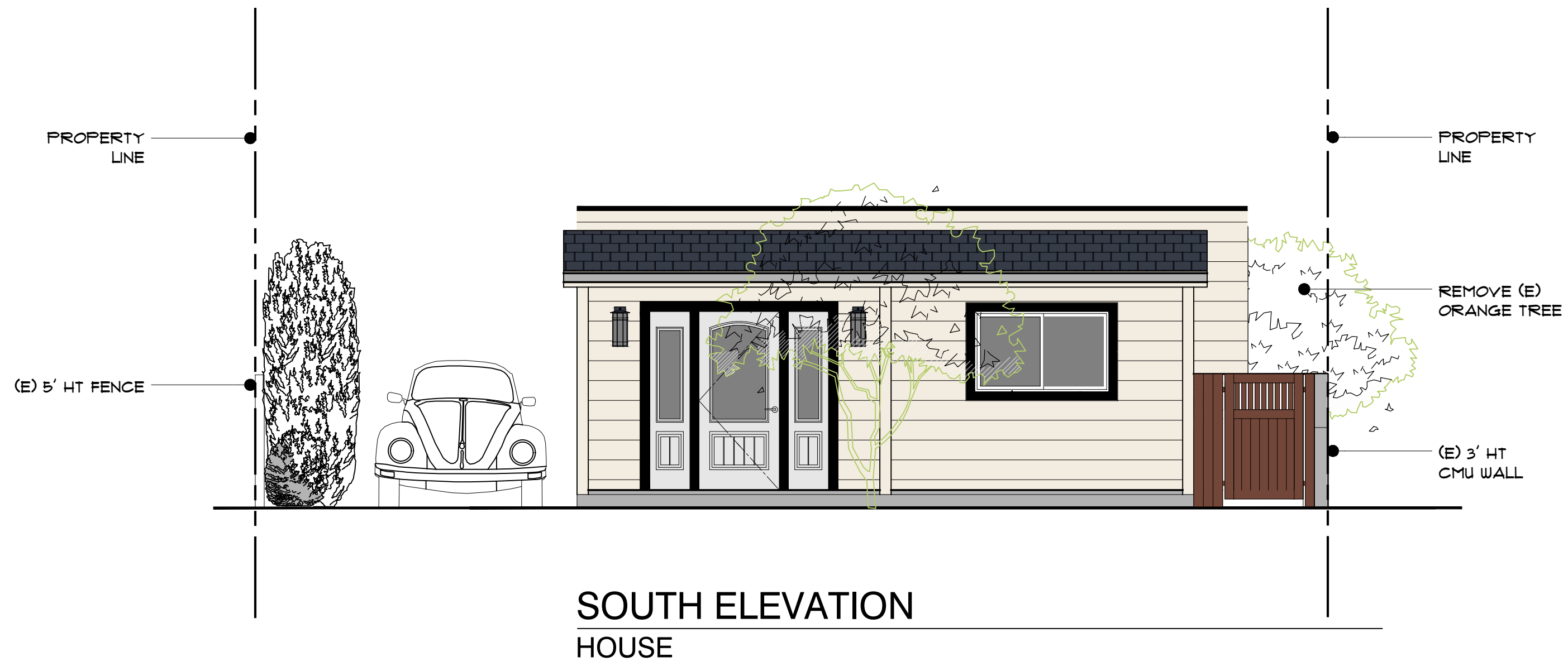
STUDIO BERZUNZA

SECTION 415000 OF THE GOVERNMENT CODE REQUIRES A QUALIFIED PROFESSIONAL ENGINEER TO SEAL AND SIGN ALL PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ANY PUBLIC WORKS PROJECT. THIS WORKING DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF STUDIO BERZUNZA.

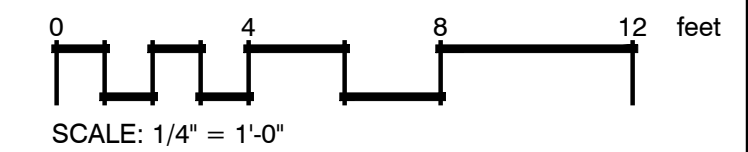
© V3 STUDIO BERZUNZA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS AND THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS PERMISSION & CONSENT OF V3 STUDIO BERZUNZA. THESE DOCUMENTS ARE INTENDED TO ONLY COMMUNICATE DESIGN INTENT AND SHALL NOT BE USED TO COMMUNICATE ANY CONSTRUCTION MEANS, METHODS, TECHNIQUE, SEQUENCE OR PROCEDURES, OR FOR SAFETY PRECAUTION IN CONNECTION WITH THE PROJECT.

SHEET DESCRIPTION:
ELEVATIONS





ELEVATIONS



STUDIO BERZUNZA
LUXURY INTEGRAL DESIGNS
RESIDENTIAL + LANDSCAPE + INTERIORS
5000 Birch St. Ste. 3000
Newport Beach, CA 92660
t: 714.795.8080
e: vladimir@studioberzunza.com
STUDIOBERZUNZA.COM

Vladimir Berzunza
VLADIMIR BERZUNZA
PRINCIPAL VISIONARY DESIGNER

PROJECT ADDRESS:
TOLUCA RESIDENCE
405 E. TOLUCA
ORANGE, CA 92866
APN: 390-103-15
LOT: 12
BLOCK: D.W
ZONING: R-2-6
TRACT: 175

DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

REVISIONS:

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

STUDIO BERZUNZA

SECTION 41500 OF THE GOVERNMENT
CODE REQUIRES A SOIL ANALYSIS
BEFORE A SOIL REPORT IS PREPARED.
ALERT IS NEEDED FOR UNDERGROUND
SERVICES WITH THIS PROJECT.
CALL 800-452-4229
THIS WORKSHOULD BE DONE BEFORE

north

© V3 STUDIO BERZUNZA EXPRESSLY RESERVES ITS COMMON LAW
COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS
ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR
MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD
PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED PERMISSION &
CONSENT OF V3 STUDIO BERZUNZA. THESE DOCUMENTS ARE INTENDED
TO ONLY COMMUNICATE DESIGN INTENT AND SHALL NOT BE USED TO
COMMUNICATE ANY CONSTRUCTION MEANS.
METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, OR FOR SAFETY
PRECAUTION IN CONNECTION WITH THE PROJECT.

SHEET DESCRIPTION:
ELEVATIONS

L 301

DATE: 6-24-25 REV: 11-29-25