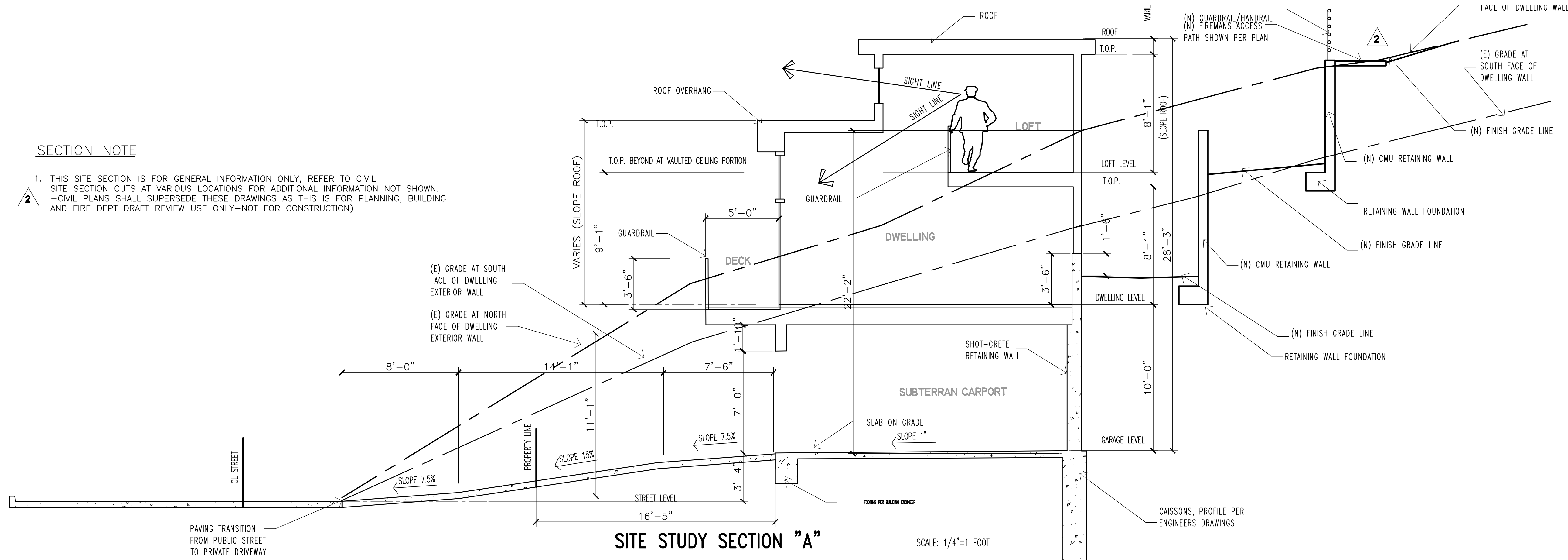


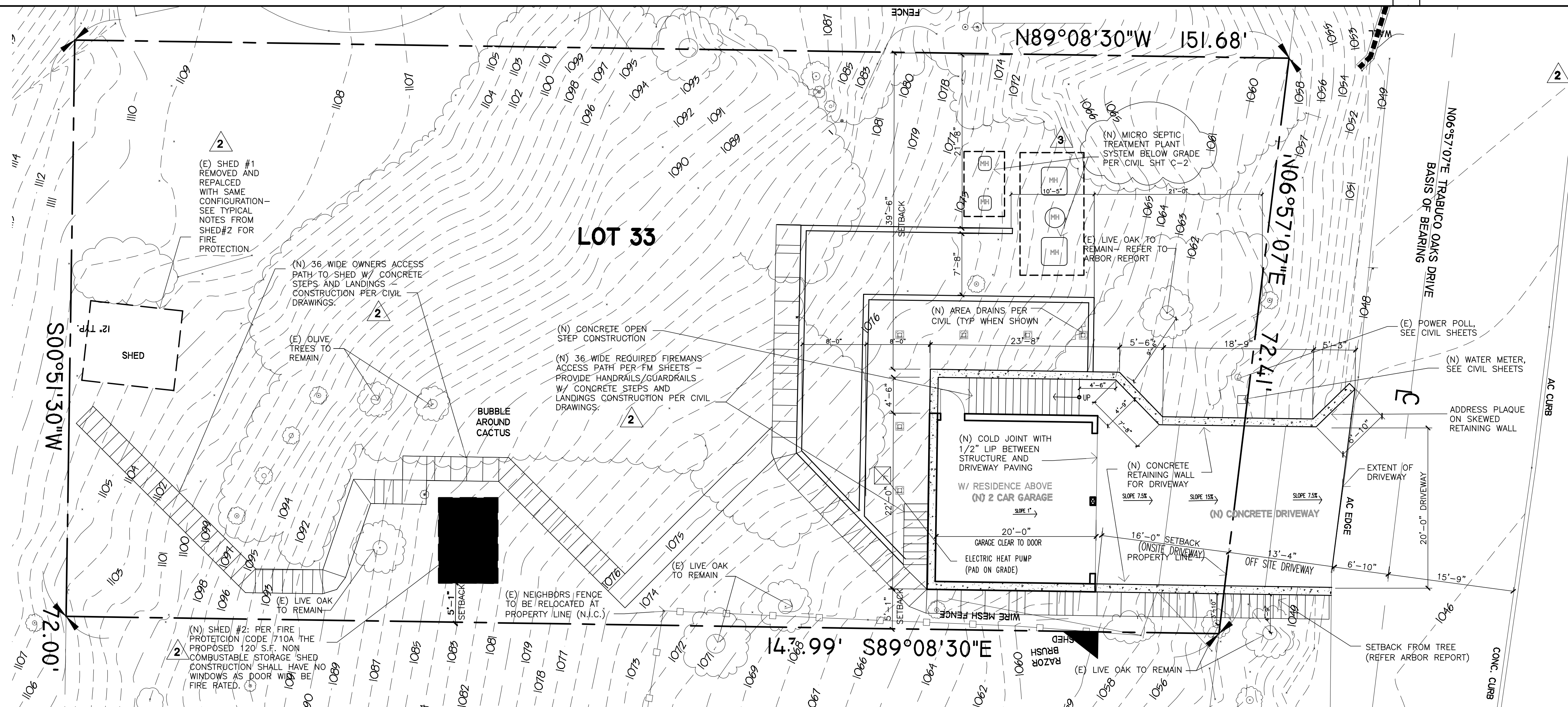
SECTION NOTE

1. THIS SITE SECTION IS FOR GENERAL INFORMATION ONLY, REFER TO CIVIL SITE SECTION CUTS AT VARIOUS LOCATIONS FOR ADDITIONAL INFORMATION NOT SHOWN. -CIVIL PLANS SHALL SUPERSEDE THESE DRAWINGS AS THIS IS FOR PLANNING, BUILDING AND FIRE DEPT DRAFT REVIEW USE ONLY-NOT FOR CONSTRUCTION)
- 2.



SITE STUDY SECTION "A"

SCALE: 1/4"=1 FOOT

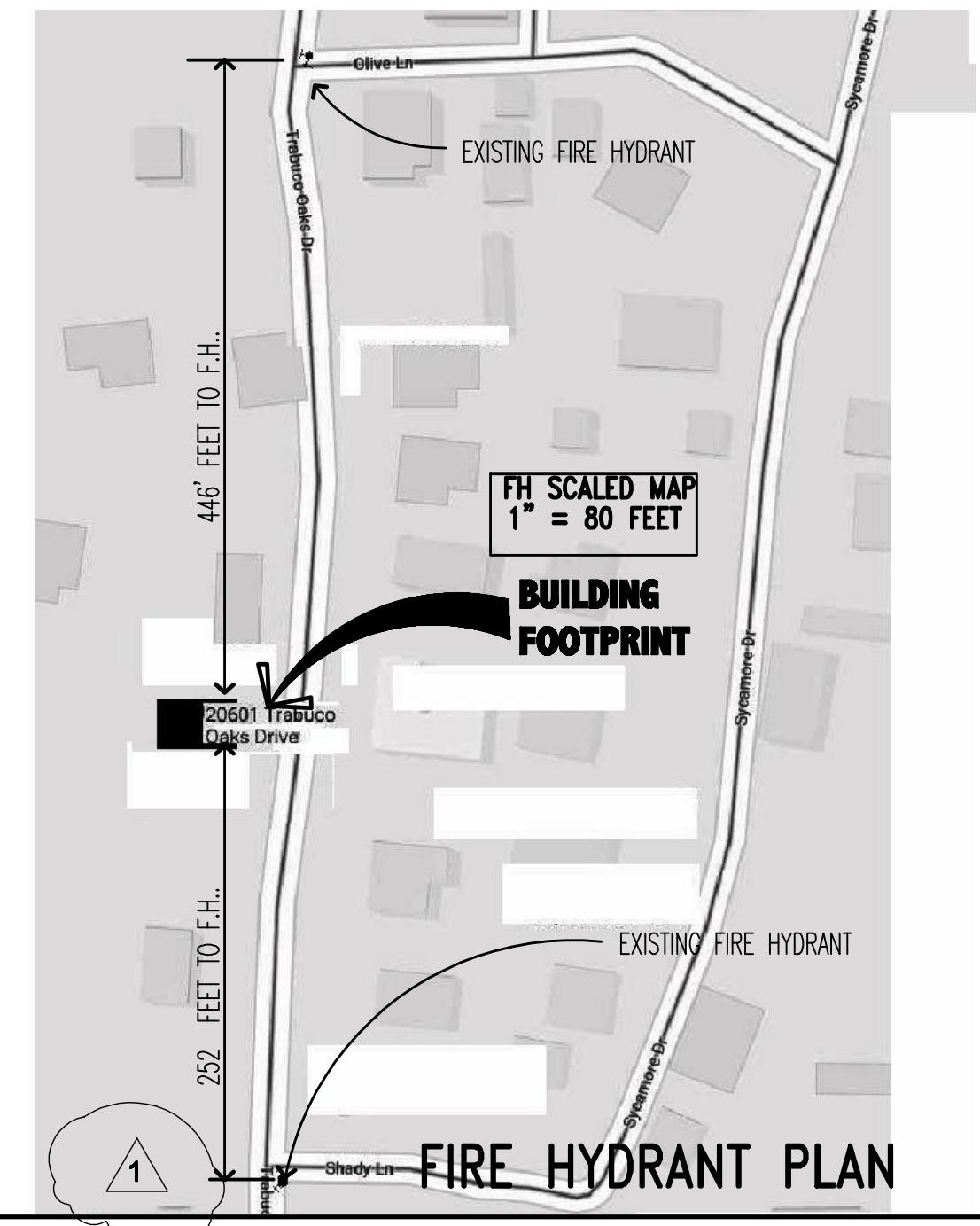


PROPOSED SITE PLAN

SCALE: 1/8"=1 FOOT

SITE PLAN NOTES

1. THIS SITE PLAN IS FOR GENERAL INFORMATION ONLY, REFER TO CIVIL SITE PLAN, TOPO AND UTILITY PLAN FOR ADDITIONAL INFORMATION NOT SHOWN -CIVIL PLANS SHALL SUPERSEDE THESE DRAWINGS AS THIS IS FOR BUILDING DEPT USE ONLY-NOT FOR CONSTRUCTION)
2. SEE A-1, FM & GN-1 SHTS FOR TYPICAL FIRE PREVENTION NOTES AND STD REFERENCES
3. ALL FENCES, AND EXTERIOR STAIRS IF APPLICABLE WILL BE UNDER SEPARATE PERMIT.
4. PROTECT EXISTING POWER, WATER, SEWER AND GAS LINES - FIELD VERIFY LOCATION AND P.O.C. INSTRUCTIONS WITH UTILITY COMPANIES (CONTRACTOR SHALL FIELD ASSESS (E) WATER LINE FOR CONDITIONS FOR REUSE OR REPLACEMENT, SEE EMP SHEET
5. THE CONTRACTOR SHALL LAY OUT ALL WORK AND ESTABLISH ALL NECESSARY MARKERS AND GRADING STAKES AS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL LAYOUT & SURVEYING AND REPORT TO THE CIVIL OF SETBACK DISCREPANCIES.
6. ALL SITE AND BUILDING RETAINING WALLS PER CIVIL SHTS
7. ROOF AND OVERFLOW DRAINS, DOWN SPOUTS AND ROOF GUTTERS SHALL COMPLY WITH (CBS 11). ALL ROOF DRAINS AND DOWN SPOUTS SHALL DISCHARGE TO AN APPROVED LOCATION. WATER MUST DRAIN OVER A NON-ERODIBLE SURFACE WHERE WATER WHICH ACCUMULATES ON A ROOF SHALL BE EFFECTIVELY DRAINED AND CONVEYED FROM THE ROOF TO A STORM DRAIN, STREET GUTTER, OR OTHER LOCATIONS APPROVED BY THE BUILDING OFFICIAL. SUCH WATER SHALL BE CONVEYED THROUGH GUTTERS, LEADERS, ASSOCIATED PIPING OR OTHER NON-ERODIBLE SURFACE DRAINAGE DEVICES AS APPROVED BY THE BUILDING OFFICIAL. "15.08.020 HH). THIS PROJECT SHALL HAVE SHEET FLOW OF WATER SPILLING UNIFORMLY AT 12-INCH OVERHANG OVER PLANTED AS APPROVED NON ERODIBLE SURFACE. THE LANDSCAPE DRAINAGE AREAS SHALL EXTEND FROM BUILDING EDGE TO AREA DRAINS AT MINIMUM 2% SLOPE TO LOW POINT OF DRAINS AS SHOWN PER CIVIL PRECISE GRADING PLANS. ALL THESE AREAS WHERE LANDSCAPE DOES NOT EXIST, THE WATER SHALL BE COLLECTED ON MINIMUM 36" WIDE CONCRETE SURFACE SLOPED 1/4" TO FOOT SLOPE TO LOW POINTS OF AREAS DRAINS AS NOTED PER CIVIL DRAWINGS



FIRE HYDRANT PLAN

FIRE DEPT NOTE: THIS PROJECT IS LOCATED IN A VERY HIGH FIRE SEVERITY ZONE "SRA" WITHIN STATE RESPONSIBILITY AND REQUIRES AN PREAPPROVED PR 125 PRIOR TO ISSUING A SITE PLAN "P 160" (SEE FM SHEETS FOR ADDITIONAL INFO)

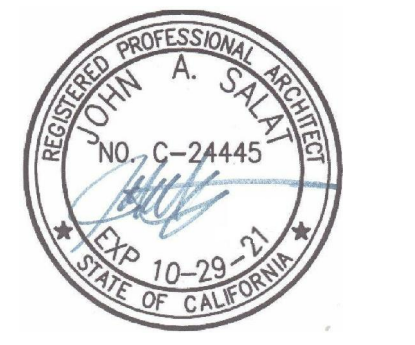
NO./REVISION/DATE
1 REISSUE FIRE DEPT 11-1-19
2 REISSUE FIRE DEPT 3-23-20
3 REISSUE PLANNING 7-13-20
3 REISSUE PLANNING 12-29-20

JOHN A. SALAT ARCHITECTS
 22386 Woodgrove Road, Lake Forest, CA 92630
 PH 949-235-4847 email: freesingais@earthlink.net
 z e n a r c h i t e c t . c o m

architect

THOURBANOV RESIDENCE
NEW DWELLING
SITE STUDY PLAN

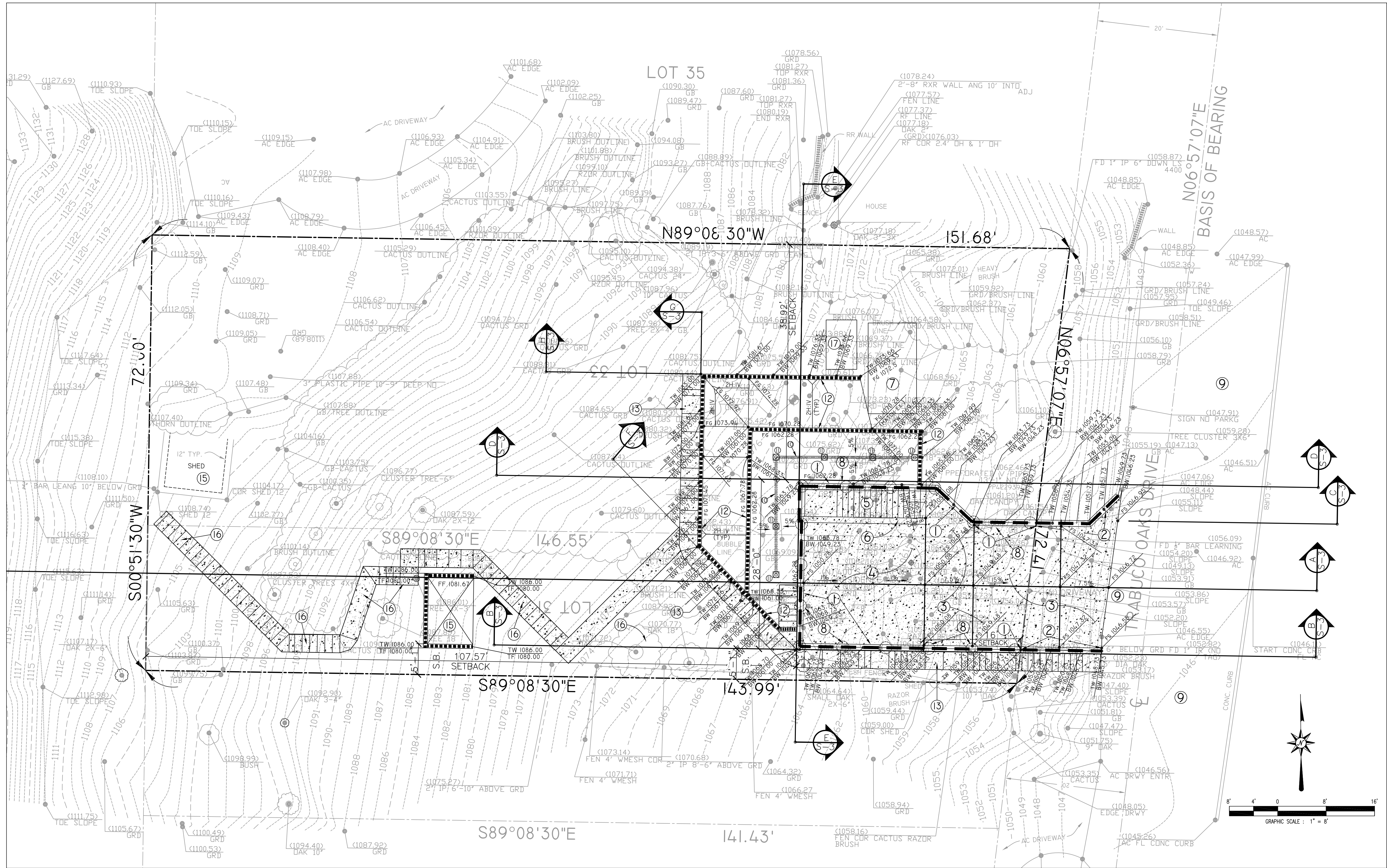
OWNER/SITE ADDRESS:
CONTACT: Alexander Thourbanov
20601 Trabuco Oaks Dr,
Trabuco Canyon, CA 92678
 Ph: 520.909.0869 Email: achurchbanov@gmail.com



DRAWN
CHECKED
DATE
SEE REVISION BOX ABOVE FOR DME
SCALE
AS NOTED ON PLANS
JOB NO.
SHEET

A-2

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TREATMENT PLANT:

- ⑦ AQUAROBIC MINI-PLANT-450 GPD
- ⑦ EMERGENCY 1000 GALLON OUTFLOW TANK-NORWESCO "BRUISER" SINGLE OR DOUBLE COMPARTMENT DOSING STORAGE TANK. TREATED EFFLUENT TO LANDSCAPE SPRINKLER SYSTEM OR DRIP SYSTEM (BY OTHERS AND REQUIRES SEPARATE PERMIT. PUMP SYSTEM BY ORENCO OR EQUIVALENT OTHERS.

QUANTITY:

- 104 L.F. (+/-)
- 28.67 L.F.
- 645 S.F.(+/-)
- 510 S.F.(+/-)

CONSTRUCTION NOTES:

- ① CONSTRUCT SOLDIER PILE/SHOTCRETE RETAINING WALL; SEPARATE RET. WALL PERMIT REQUIRED
- ② CONSTRUCT MASONRY RETAINING WALLS IN STREET RIGHT OF WAY
- ③ CONSTRUCT NEW CONCRETE DRIVEWAY; PROVIDE 5-INCH THICK CONCRETE WITH #4 REBAR AT 12-INCHES ON CENTERS, BOTH DIRECTIONS.
- ④ CONSTRUCT 5-INCH THICK CONCRETE PAD WITH #4 REBAR AT 12-INCH CENTERS, EACH WAY, PLACED AT MID-HEIGHT OF THE SLAB. UNDERLAIN SLAB BY A 4-INCH THICK LAYER OF CLEAN SAND, PLACE 10-MIL POLYETHYLENE MOISTURE BARRIER (SUCH AS VISQUEEN) OR MOISTURE/VAPOR BARRIER REQUIRED BY CALGREEN, SANDWICHED MOISTURE BARRIER MATERIAL WITHIN THE CLEAN SAND LAYER.

QUANTITY:

- 45 L.F.
- (6)
- 142 L.F.
- ⑤ STAIRS PER ARCHITECT & STRUCTURAL PLANS.
- ⑥ INTERIOR BUILDING WALL PER ARCHITECT & STRUCTURAL PLANS
- ⑦ PROPOSED TREATMENT PLANT LOCATION
- ⑧ 24-INCH DIAMETER SOLDIER PILE (TYP); SEE STRUCTURAL RETAINING WALL PLANS
- ⑨ (EX) AC ROAD
- ⑩ 4-INCH DRAINAGE CONDUITS-PVC SCH 40 OR ABS SDR 35 (125)
- ⑪ 12"x12" NDS ATRIUM INLETS
- ⑫ RETAINING WALLS

CONSTRUCTION NOTES:

- 105 L.F. ⑬ STAIRS PER ARCHITECT & STRUCTURAL PLANS. RISE: MAX. 7-INCH(4-MIN), TREAD 12-INCH(MIN,11-INCH) SEE SECTIONS B, F & G FOR STEPS CROSS SECTIONS
- ⑭ REMOVE & REPLACE EXISTING SHED; BY OTHERS.
- ⑮ NEW SHED; BY OTHERS
- ⑯ NEW STEPS; CONCRETE STEPS FOR OCFA (MAXIMUM RISE 7", MINIMUM TREAD: 11")

GB_____

PREPARED BY OR UNDER DIRECTION OF:

STEPHEN B. PETER DATE



REVISION	DESCRIPTION	APPROVED	DATE

SCALE: N/A	PREPARED BY: STEPHEN B. PETER CIVIL ENGINEER	DATE 03/31/21	EXP. DATE
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LEGAL:
LOT 33 & 1/2 LOT 31
TRACT 926, MM 29/20-21

BENCHMARK
OCSBM: 3W-61-90
ELEVATION = 995.132
NAVD 88/DATUM

A.P. NUMBER:
842-102-06

PLANS PREPARED BY:
PETER and ASSOCIATES ENGINEERS
GEOLOGISTS & SURVEYORS, INC.
WWW.PETERASSOC.COM
1519 CALLE VALLE, SAN CLEMENTE, CA. 92672
Tel: (949) 492-3735 Fax: (949) 492-1891

PRECISE GRADING PLAN
20601 TRABUCO OAKS DRIVE
TRABUCO CANYON, CA 92679

19E19011
C-2
PLOT DATE: 06-06-2020